

**REGULAR MEETING OF THE DENNIS TOWNSHIP COMMITTEE –  
SEPTEMBER 09, 2025 – 5:30 P.M.**

**Meeting called to order:**

The meeting is now open. Adequate notice of the meeting was provided by posting a copy of the time and place on the Municipal Clerk’s bulletin board and by publishing notice in the official newspaper on the Township.

Will the Clerk please call the Roll to determine a quorum.

Will everyone please rise to salute the flag.

**Public Comment on Agenda Items:**

Review of Consent & Regular Agenda Items

**Consent Agenda:**

Minutes	08/12/2025 Work Session & Regular Meeting.
Res. #2025-124	Authorizing the Cancellation of Various Properties Taxes Due to the Foreclosure by the Township.
Res. #2025-125	Authorizing a Refund of a Tax Overpayment – Block 87, Lot 13.
Res. #2025-126	Authorizing a Refund of a Tax Overpayment – Block 255, Lot 7.
Res. #2025-127	Authorizing the Refund of Various Tax Overpayments.
Res. #2025-128	Amending Resolution No. 2025-95 - Authorizing a Part-Time Tax Assessor for the Township of Dennis.
Res. #2025-129	Providing for the Insertion of a Special Item of Revenue in the 2025 Municipal Budget.
Res. #2025-130	Authorizing the Appointment of a Part-Time Recreation Program Coordinator.
Res. #2025-131	Authorizing the Refund of a Tax Overpayment – Block 53, Lot 78.
Res. #2025-132	Declaring Block 35, Lot 5 (Formerly Known as the Belleplain Landfill) As An Area in Need of Rehabilitation.
Res. #2025-133	Declaring Block 248, Lot 13(Formerly Known as the South Seaville Landfill) As An Area in Need of Rehabilitation.
Res. #2025-134	Authorizing an Extension of the Mining Permit for Pierson Pleasantville, LLC.
Res. #2025-135	Authorizing Various Refunds of Recreation Payments.
Res. #2025-136	Authorizing the Cancellation of a General Checking Account Check.
Res. #2025-137	Authorizing the Agreement Between the Township Administrator/Chief Finance Officer and the Township of Dennis.

**REGULAR MEETING OF THE DENNIS TOWNSHIP COMMITTEE –  
SEPTEMBER 09, 2025 – 5:30 P.M. (page 2)**

**Consent Agenda Continued:**

Res. #2025-138

Authorizing the Reversal and Refund of an Electronic Tax Payment made in Error.

Res. #2025-139

Authorizing the Execution of a Promise of Indemnification with the County of Cape May for the Temporary Placement of Holiday Wreaths above Petersburg Road and Main Street in Dennisville.

**Regular Agenda:**

**Motion for the Bills**

Motion authorizing the payment of the bills, providing that proper vouchers have been filed and that funds are available.                   **General Account    \$1,713,620.83**

**Administrative Reports**

Municipal Clerk's Report	August, 2025
Registrar's Report	August, 2025
Tax Collector's Report	August, 2025
Construction Official's Report	August, 2025
Chief Finance Officer's Report	August, 2025

**General Public Comments**

**Committee Comments**

**Adjournment**

**TOWNSHIP OF DENNIS**

**COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-124**

**RESOLUTION AUTHORIZING THE CANCELLATION OF VARIOUS PROPERTIES  
TAXES DUE TO FORECLOSURE BY THE TOWNSHIP**

**WHEREAS**, the following cancellations are due to properties that have been foreclosed by the Township of Dennis; and

**WHEREAS**, Docket #F-004952-24, final judgement dated 05/19/2025, has been recorded on 06/05/2025 in Deed Book 4226, Pages 791-810 on the following properties; and

BLOCK	LOT	LOCATION	CERTIFICATE#	2025 2 <sup>ND</sup> HALF
28	22	255 HEAD OF THE RIVER RD	10-00004	\$129.95
52	14	PINE SWAMP RD-REAR	15-00006	\$379.45
53	15	209 E CREEK MILL RD	16-00002	\$150.74
120	156	CEDAR SWAMP	15-00021	\$12.41
158	1	LORRAINE & 2 <sup>ND</sup> STREET	31-96	\$4.96
259	15	KINGS HWY-REAR	00-034	\$3.73
261	7.02	RT 9-REAR	04-020	\$404.73

**WHEREAS**, it is appropriate to cancel the liens and taxes.

**NOW, THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Dennis, County of Cape May and State of New Jersey that the liens and taxes for the aforementioned properties be cancelled.

**BE IT FURTHER RESOLVED**, that a certified copies of this resolution be provided to the Tax Collector and Tax Assessor for their records.

**ATTEST** \_\_\_\_\_ **ATTEST** \_\_\_\_\_  
Jacqueline B. Justice, RMC/Clerk Zeth A. Matalucci, Mayor

**RESOLUTION NO. 2025-124**

**PAGE 2**

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
VanArtsdalen						
Germanio						
Cox						
Turner						
Matalucci						

This is to certify that this is a true copy of a Resolution adopted by the Dennis Township Committee at their regular meeting held on September 09, 2025 at 5:30 p.m. at the Dennis Township Municipal Building located at 571 Petersburg Road, Dennisville, NJ.

**ATTEST** \_\_\_\_\_  
**Jacqueline B. Justice, RMC/Clerk**

**TOWNSHIP OF DENNIS**

**COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-125**

**RESOLUTION AUTHORIZING THE REFUND OF A  
TAX OVERPAYMENT – BLOCK 87, LOT 13**

**WHEREAS**, the Tax Collector’s Office has notified the Clerk of a tax overpayment on Block 87, Lot 13; and

**WHEREAS**, the overpayment was a result of the property owner being awarded a 100% Disabled Veteran Deduction; and

**WHEREAS**, the amount of the overpayment requested to be refunded for Block 87, Lot 13 is one thousand four hundred twenty-seven dollars and ninety-eight cents (\$1,427.98).

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Dennis, County of Cape May, State of New Jersey, that the Chief Financial Officer be and is hereby authorized and directed to refund the \$1,427.98 to the following:

Block 87, Lot 13  
Michael Spencer  
46 Tressler Lane  
Cape May Court House, NJ 08210

**ATTEST** \_\_\_\_\_ **ATTEST** \_\_\_\_\_  
Jacqueline B. Justice, RMC/Clerk                      Zeth A. Matalucci, Mayor

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
VanArtsdalen						
Germanio						
Cox						
Turner						
Matalucci						

**RESOLUTION NO. 2025-125**  
**PAGE 2**

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**ATTEST** \_\_\_\_\_  
**Jacqueline B. Justice, RMC/Clerk**

**TOWNSHIP OF DENNIS**

**COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-126**

**RESOLUTION AUTHORIZING THE REFUND OF A  
TAX OVERPAYMENT – BLOCK 255, LOT 7**

**WHEREAS**, the Tax Collector’s Office has notified the Clerk of a tax overpayment on Block 255, Lot 7; and

**WHEREAS**, the overpayment was a result of the property owner and mortgage company making duplicate payments; and

**WHEREAS**, the amount of the overpayment requested to be refunded for Block 255, Lot 7 is one thousand two hundred forty-five dollars and twenty-three cents (\$1,245.23).

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Dennis, County of Cape May, State of New Jersey, that the Chief Financial Officer be and is hereby authorized and directed to refund the \$1,245.23 to the following:

Block 255, Lot 7  
Kira Pittaluga & Shane Pickney  
156 Landing Road  
Cape May Court House, NJ 08210-1145

**ATTEST** \_\_\_\_\_ **ATTEST** \_\_\_\_\_  
Jacqueline B. Justice, RMC/Clerk                      Zeth A. Matalucci, Mayor

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
VanArtsdalen						
Germanio						
Cox						
Turner						
Matalucci						



**TOWNSHIP OF DENNIS**

**COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-127**

**RESOLUTION AUTHORIZING THE REFUND OF VARIOUS  
TAX OVERPAYMENTS**

**WHEREAS**, the Tax Collector has notified the Clerk of various tax overpayments; and

**WHEREAS**, the overpayments are a result of the property owners and mortgage companies making duplicate payments; and

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Dennis, County of Cape May, State of New Jersey, that the Chief Financial Officer be and is hereby authorized and directed to refund the following tax overpayments:

<b><u>Block &amp; Lot</u></b>	<b><u>Amount</u></b>	<b><u>Refund To</u></b>
Block 28, Lot 27	\$ 15.59	Corelogic Centralized Refunds 3001 Hackberry Road Irving, TX 75063
Block 88.03, Lot 3	\$1,298.56	Corelogic Centralized Refunds 3001 Hackberry Road Irving, TX 75063
Block 90, Lot 16	\$1,035.55	Corelogic Centralized Refunds 3001 Hackberry Road Irving, TX 75063

**ATTEST** \_\_\_\_\_ **ATTEST** \_\_\_\_\_  
Jacqueline B. Justice, RMC/Clerk                      Zeth A. Matalucci, Mayor

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
VanArtsdalen						
Germanio						
Cox						
Turner						
Matalucci						

**RESOLUTION NO. 2025-127**  
**PAGE 2**

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**ATTEST** \_\_\_\_\_  
**Jacqueline B. Justice, RMC/Clerk**

**TOWNSHIP OF DENNIS**

**COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-128**

**RESOLUTION AMENDING RESOLUTION NO. 2025-95 – APPOINTING A PART-TIME TAX ASSESSOR FOR THE TOWNSHIP OF DENNIS**

**WHEREAS**, Resolution No. 2025-95 appointed a part-time Tax Assessor for the Township of Dennis with the term expiring 07/01/2026; and

**WHEREAS**, the Principal Field Representative of the N.J. Division of Taxation has informed the Township that the term expires 06/30/2026.

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Dennis, County of Cape May, State of New Jersey, that Resolution No. 2025-95 appointing a new part-time Tax Assessor due to the retirement of Lee Ann Russ be amended to reflect the correct unexpired term ending date of 06/30/2026.

**ATTEST** \_\_\_\_\_ **ATTEST** \_\_\_\_\_  
Jacqueline B. Justice, RMC/Clerk                      Zeth A. Matalucci, Mayor

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**Jacqueline B. Justice, RMC/Clerk**

**TOWNSHIP OF DENNIS**

**COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-129**

**RESOLUTION PROVIDING FOR THE INSERTION OF A  
SPECIAL ITEM OF REVENUE IN THE 2025 MUNICIPAL BUDGET**

**WHEREAS**, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

**WHEREAS**, said Director may also approve the insertion of an item of appropriation for an equal amount; and

**WHEREAS**, the Township of Dennis will receive funds in the amount of \$332,616.66 from the State of New Jersey and wishes to amend its 2025 Budget to include this amount as a revenue.

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Dennis, County of Cape May, State of New Jersey, that this governing body hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$332,616.66 which is now available as a revenue from:

Miscellaneous Revenues:

Section F: Special Items of General Revenue Anticipated with Prior Written Consent of the Director of Local Government Services - Public and Private Revenues Off-Set with Appropriations:

Small Cities CDBG Grant – ADA Walking Path

**BE IT FURTHER RESOLVED**, that a like sum of \$332,616.66 be and the same is hereby appropriated under the caption of:

General Appropriations:

(A) Operations Excluded from “Caps” - Public and Private Programs Off-Set by Revenues:

Small Cities CDBG Grant – ADA Walking Path

**BE IT FURTHER RESOLVED**, that the sum of \$66,523.34 representing the amount required for the municipality’s share of the aforementioned undertaking or improvement appears in the budget of the year 2025 is hereby appropriated under the caption of:

General Appropriations:

(A) Operations Excluded from “Caps” - Public and Private Programs Off-Set by Revenues:

Small Cities CDBG Trust & Capital – ADA Walking Path - Local Match

**RESOLUTION NO. 2025-129**  
**PAGE 2**

**BE IT FURTHER RESOLVED**, that the Clerk is hereby authorized and directed to forward the necessary documentation to the Director of Local Government Services.

**ATTEST** \_\_\_\_\_ **ATTEST** \_\_\_\_\_  
Jacqueline B. Justice, RMC/Clerk                      Zeth A. Matalucci, Mayor

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**ATTEST** \_\_\_\_\_  
**Jacqueline B. Justice, RMC/Clerk**

AGREEMENT DATA SHEET

( X ) GRANT ( ) LOAN

**PROJECT INFORMATION**

FUNDING PROGRAM NAME:  
PROJECT TITLE:  
SERVICE AREA(S):

Small Cities CDBG 2025  
ADA Improvements Twp Rec Center Walking-Fitness Path  
Township of Dennis

**RECIPIENT INFORMATION**

AGENCY NAME:  
ADDRESS:

Township of Dennis  
571 Petersburg Road  
Post Office Box 204  
Dennisville, New Jersey 08214-0204

*Small Cities CDBG  
Grant ADA Walking  
Path*

CHIEF FINANCIAL OFFICER:  
VENDOR ID #  
TELEPHONE NUMBER:  
CHARITIES REGISTRATION #:  
(Nonprofit Agencies Only)  
SAM Unique Entity #:

Ms. Jessica Bishop  
216000529-99  
(609) 861-9700  
EX0000000  
  
FVBJML7DLM24

**STATE INFORMATION**

DEPARTMENT:  
DIVISION:  
ADDRESS:

NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS  
Division of Housing and Community Resources  
101 South Broad Street, 5th Floor  
PO Box 806  
Trenton, NJ 08625-0806

CONTACT PERSON:  
TELEPHONE NUMBER:

Bradley Harrington  
(609) 913-4512

**FEDERAL INFORMATION**

FEDERAL AWARD AGENCY NAME:  
CFDA NAME:  
Entitlement Grants in Hawaii

Department of Housing and Urban Development  
Community Development Block Grants/State's program and Non-

**FUNDING AMOUNT AND SOURCE OF FUNDS**

	<u>ACCOUNT NUMBER</u>	<u>AMOUNT</u>	<u>CFDA #</u>
1 (Federal Funds) Federal Award #: b24dc340001	2025-100-022-8020-078-F292-24sc-6120 Total Amount Federal Award: \$6,730,317.00	\$332,616.66 Federal Award Date: 11/6/2024	14.228
<b>SUBTOTAL</b>		<b>\$332,616.66</b>	
<b>OTHER FUNDS</b>		<b>\$66,523.34</b>	
<b>TOTAL</b>		<b>\$399,140.00</b>	

**GRANT/LOAN AWARD PERIOD**

GRANT/LOAN AWARD PERIOD:  
LENGTH OF AWARD PERIOD:  
LIQUIDATION OF OBLIGATIONS MUST BE MADE BY:

January 01, 2025 THROUGH: June 30, 2027  
2 Years, 6 Months  
September 28, 2027

**PURPOSE OF GRANT/LOAN**

This award will provide funding to remove mobility barriers at the Dennis Township Recreation Center in order to comply with ADA by (1) providing barrier free access to the tennis court, outdoor pavilions and hockey court and by (2) improving the existing walking-fitness path.

**TOWNSHIP OF DENNIS**

**COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-130**

**RESOLUTION AUTHORIZING THE APPOINTMENT OF A PART-TIME  
RECREATION PROGRAM COORDINATOR**

**WHEREAS**, Matt Mauger has been provisionally serving as the Recreation Program Coordinator due to the resignation of an employee; and

**WHEREAS**, the Township has received the required paperwork from the Civil Service Commission.

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Dennis that Matt Mauger of 54 Hoffman Drive, Cape May Court House, NJ 08210 be appointed as the part-time Recreation Program Coordinator retroactive to 08/25/2025 at the hourly rate of \$21.00 per hour, with the maximum 30 hours per week.

**ATTEST** \_\_\_\_\_ **ATTEST** \_\_\_\_\_  
Jacqueline B. Justice, RMC/Clerk                      Zeth A. Matalucci, Mayor

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**ATTEST** \_\_\_\_\_  
Jacqueline B. Justice, RMC/Clerk

**TOWNSHIP OF DENNIS**

**COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-131**

**RESOLUTION AUTHORIZING THE REFUND OF A  
TAX OVERPAYMENT – BLOCK 53, LOT 78**

**WHEREAS**, the Tax Collector’s Office has notified the Clerk of a tax overpayment on Block 53, Lot 78; and

**WHEREAS**, the overpayment was a result of the property owner and mortgage company making duplicate payments; and

**WHEREAS**, the amount of the overpayment requested to be refunded for Block 53, Lot 78 is one thousand two hundred seventy-six dollars and seventy-six cents (\$1,276.76).

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Dennis, County of Cape May, State of New Jersey, that the Chief Financial Officer be and is hereby authorized and directed to refund the \$1,276.76 to the following:

Block 53, Lot 78  
David & Julianne Ferguson  
126 Lehner Road  
Woodbine, NJ 08270

**ATTEST** \_\_\_\_\_ **ATTEST** \_\_\_\_\_  
Jacqueline B. Justice, RMC/Clerk                      Zeth A. Matalucci, Mayor

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
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**RESOLUTION NO. 2025-131**  
**PAGE 2**

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**ATTEST** \_\_\_\_\_  
**Jacqueline B. Justice, RMC/Clerk**

**TOWNSHIP OF DENNIS**

**COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-132**

**RESOLUTION DECLARING BLOCK 35, LOT 5 (FORMERLY KNOWN  
AS THE BELLEPLAIN LANDFILL) AS AN  
AREA IN NEED OF REHABILITATION**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “Redevelopment Law”) provides a mechanism to empower and assist local governments to promote the advancement of community interests through programs of redevelopment for the expansion and improvement of commercial, industrial, residential, and civic facilities; and

**WHEREAS**, the Redevelopment Law empowers the Township of Dennis (“Township”), by and through its Township Council (the “Township Committee”), to delineate an area within the Township as an area in need of rehabilitation if the area qualifies under one of the criteria enumerated under N.J.S.A. 40A:12A-14; and

**WHEREAS**, Township Committee directed the Township Planner, Randall Scheule, PP, AICP of Scheule Planning Solutions LLC to conduct a preliminary investigation to determine if the Block 35, Lot 5 (formerly known as the Belleplain Landfill (“Study Area”), as described in the attached boundary map, and which is generally bounded by the abandoned West Jersey and Seashore Railroad right-of-way to the northeast and Woodbine Avenue to the southwest, qualifies as an area in need of rehabilitation pursuant to N.J.S.A.40A-12A-14; and

**WHEREAS**, Scheule Planning Solutions LLC findings, presented in a report entitled “Township of Dennis Preliminary Investigation Belleplain Landfill (Block 35, Lot 5)” dated August 25<sup>th</sup>, 2025, attached herewith as Exhibit A (“Schuele Planning Solutions LLC Report”); and

**WHEREAS**, the Scheule Planning Solutions LLC report concludes that because Environmental contamination is discouraging improvements and investments in the Property, the Study Area qualifies as an area in need of rehabilitation under the Redevelopment Law; and

**WHEREAS**, the Township Committee desires to refer the Study Report and the draft Resolution to the Consolidated Land Use Board for review and comment.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of Dennis as follows:

1. The Township Committee hereby refers the Study Report and Resolution to the Consolidated Land Use Board for its review and recommendations in accordance with the LRHL.
2. This Resolution shall take effect immediately upon passage.

**RESOLUTION NO. 2025-132**  
**PAGE 2**

**ATTEST** \_\_\_\_\_ **ATTEST** \_\_\_\_\_  
Jacqueline B. Justice, RMC/Clerk                      Zeth A. Matalucci, Mayor

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**ATTEST** \_\_\_\_\_  
**Jacqueline B. Justice, RMC/Clerk**

**Exhibit A**

# TOWNSHIP OF DENNIS PRELIMINARY INVESTIGATION

*August 25, 2025*

This report provides an evaluation and recommendation as to whether Block 35, Lot 5 qualifies as an “area in need of rehabilitation” pursuant to the Local Redevelopment and Housing Law.

Township of Dennis  
Preliminary Investigation  
Belleplain Landfill (Block 35, Lot 5)

**DENNIS TOWNSHIP**

Zeth A. Matalucci, Mayor

Scott J. Turner, Deputy Mayor

Frank Germanio, Committeeman

Matthew Cox, Committeeman

Thomas Van Artsdalen, Committeeman

Jessica Bishop, Township Administrator & CFO

Jacqueline Justice, Township Clerk

Kyle Weinberg, Township Attorney

Michael Fralinger, Jr., Township Engineer

Prepared by

Scheule Planning Solutions, LLC



Randall Scheule, PP, AICP

NJ Professional Planner License No. LI003666

The original of this Preliminary Investigation  
has been signed and sealed as required by NJSA 45:14A-12.

Township of Dennis  
Preliminary Investigation  
Belleplain Landfill (Block 35, Lot 5)

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# Township of Dennis

## Preliminary Investigation

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### INTRODUCTION

This report is responsive to Dennis Township Committee Resolution 2025-123, adopted August 12, 2025 requesting a study of Block 35, Lot 5 to determine if the property qualifies as an area in need of rehabilitation in accord with the Local Redevelopment and Housing Law. Resolution 2025-123 indicates that the property is occupied by the Belleplain landfill, which ceased operation in 1984.

CS Energy (CSE) proposes to develop and construct one or more community solar facilities on the Belleplain Landfill. Project Size is 4-5 MWdc. CSE is a Solar Development and Engineering, Procurement and Construction (“EPC”) company headquartered in Edison, NJ. Their proposal indicates that the State of New Jersey requires community solar projects to be sited only on rooftops, brownfields, landfills, carports and contaminated sites. CSE’s proposal for the Belleplain Landfill includes the following component activities.

- All development costs are 100% funded by CSE. CSE will fund the development of the project and the construction and operation of the Solar Facility using it’s own capital and third party financing.
- CSE will obtain all development approvals from DEP, local planning and zoning, NJ BPU, electric utility and any other agencies or authorities having jurisdiction over the site.
- CSE will apply for state grant funding to support landfill remediation efforts with support from Dennis Township.
- CSE will perform landfill closure activities.<sup>1</sup>
- After closure, CSE starts construction on solar project and makes one-time payment to the Township.

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<sup>1</sup> In accordance with “Sanitary Landfill Facility Closure and Contingency Fund Act”, N.J.S.A.13:1E-100, all landfills operating in New Jersey after January 1, 1982 are subject to comprehensive regulatory controls to provide for the proper closure of such disposal facilities.

Township of Dennis  
Preliminary Investigation  
Belleplain Landfill (Block 35, Lot 5)

- When project starts solar construction, Dennis Township receives a one-time construction payment.
- When the project becomes operational, Dennis Township starts to receive long-term rent payments.
- Rent payment to Dennis Township escalates by 1.5% annually.
- CSE operates and maintains the facility.
- Dennis Township residents given priority to participate in the community solar project and will receive at least a 20% discount on electric bills.
- Contingent upon approval from the Township, CSE may extend the operation period up to 40 years via four five (5) year extensions.

New Jersey's Community Solar Energy Program (CSEP) provides incentives to eligible community solar facilities to enable the continued efficient and orderly development of solar electric generating sources throughout New Jersey. The (CSEP) enables utility customers to participate in a solar energy project that is remotely located from their property. It provides incentives to eligible community solar facilities to enable the continued efficient and orderly development of solar electric generating sources throughout New Jersey. The program allows individuals without the ability to install solar on their rooftops to access the benefits of solar energy, including significant energy savings.

### **DETERMINATION OF NEED FOR REHABILITATION.**

In accord with NJSA 40A:12A-14, a delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines by resolution that a program of rehabilitation, as defined in section 3 of P.L.1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community; and that there exist in that area any of the following conditions such that:

- (1) a significant portion of structures therein are in a deteriorated or substandard condition;
- (2) more than half of the housing stock in the delineated area is at least 50 years old;
- (3) there is a pattern of vacancy, abandonment or underutilization of properties in the area;

Township of Dennis  
Preliminary Investigation  
Belleplain Landfill (Block 35, Lot 5)

- (4) there is a persistent arrearage of property tax payments on properties in the area;
- (5) environmental contamination is discouraging improvements and investment in properties in the area; or
- (6) a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.

Where warranted by consideration of the overall conditions and requirements of the community, a finding of need for rehabilitation may extend to the entire area of a municipality. Prior to adoption of the resolution, the governing body shall submit it to the municipal planning board for its review.

Within 45 days of its receipt of the proposed resolution, the municipal planning board shall submit its recommendations regarding the proposed resolution, including any modifications which it may recommend, to the governing body for its consideration.

Thereafter, or after the expiration of the 45 days if the municipal planning board does not submit recommendations, the governing body may adopt the resolution, with or without modification. The resolution shall not become effective without the approval of the commissioner pursuant to section 6 of P.L.1992, c.79 (C.40A:12A-6), if otherwise required pursuant to that section.

**PROPERTY DESCRIPTION**

Tax assessment records indicate Block 35, Lot 5 is a vacant, Class 15C (Public Property), owned by Dennis Township consisting of 30.83 acres, with a land value of \$830,300.

**Table 1 - 2025 Tax Assessment Data**

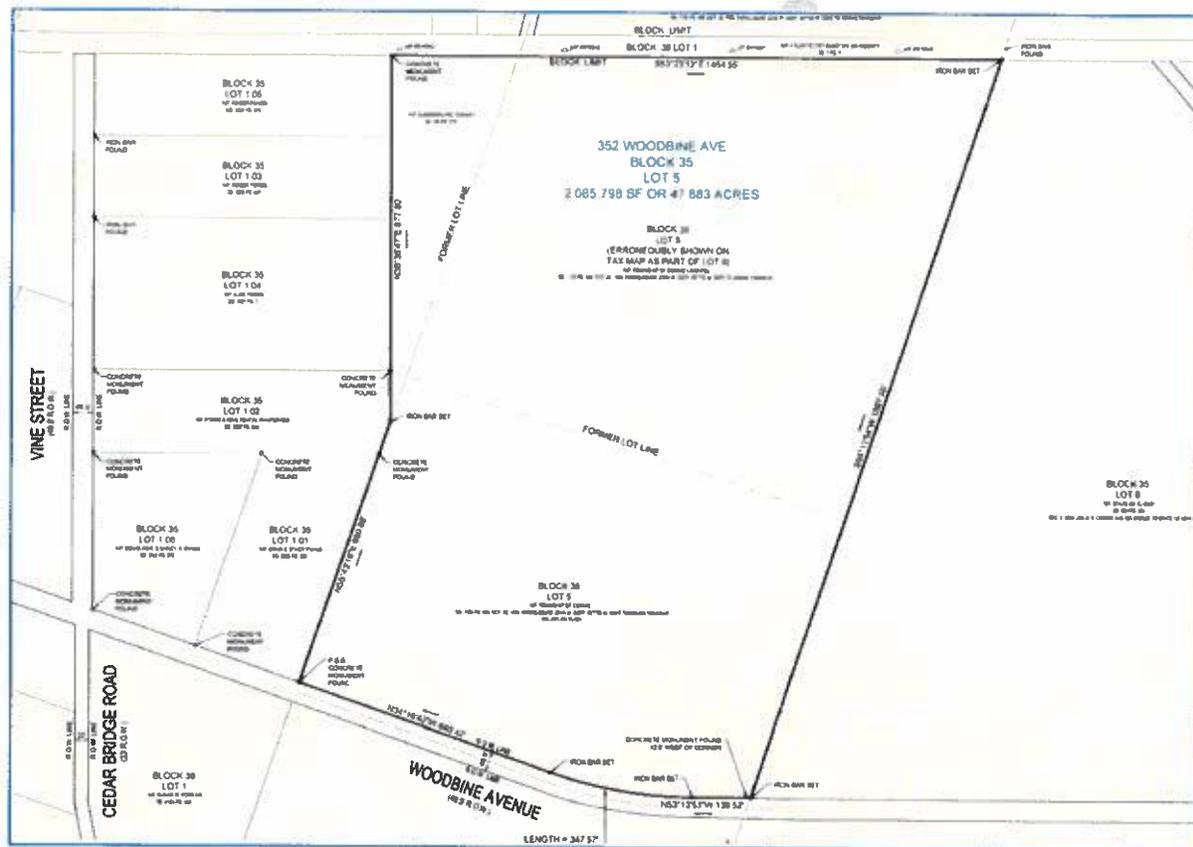
Block	Lot	Address	Owner	Acreage	Real Property Class Code	Zone District	Assessment Land/Imp./Total
35	5	325 Woodbine Avenue	Dennis Township	78.53 <sup>2</sup>	15C Public Property (Vacant)	PF 25 Zone	\$830,300 \$0 \$830,300

<sup>2</sup> Certified Boundary Survey, Fralinger Engineering, July 3, 2025 indicates property is 47.88 acres.

Township of Dennis  
Preliminary Investigation  
Belleplain Landfill (Block 35, Lot 5)

The Certified Boundary Survey dated July 3, 2025 (Figure 1) indicates the subject property is 47.88 acres in size, irregularly shaped with frontage on Woodbine Avenue. The Closure and Post Closure Care Plan indicates that the abandoned West Jersey and Seashore Railroad right-of-way - which provided access to the site - abuts the northeast property line.

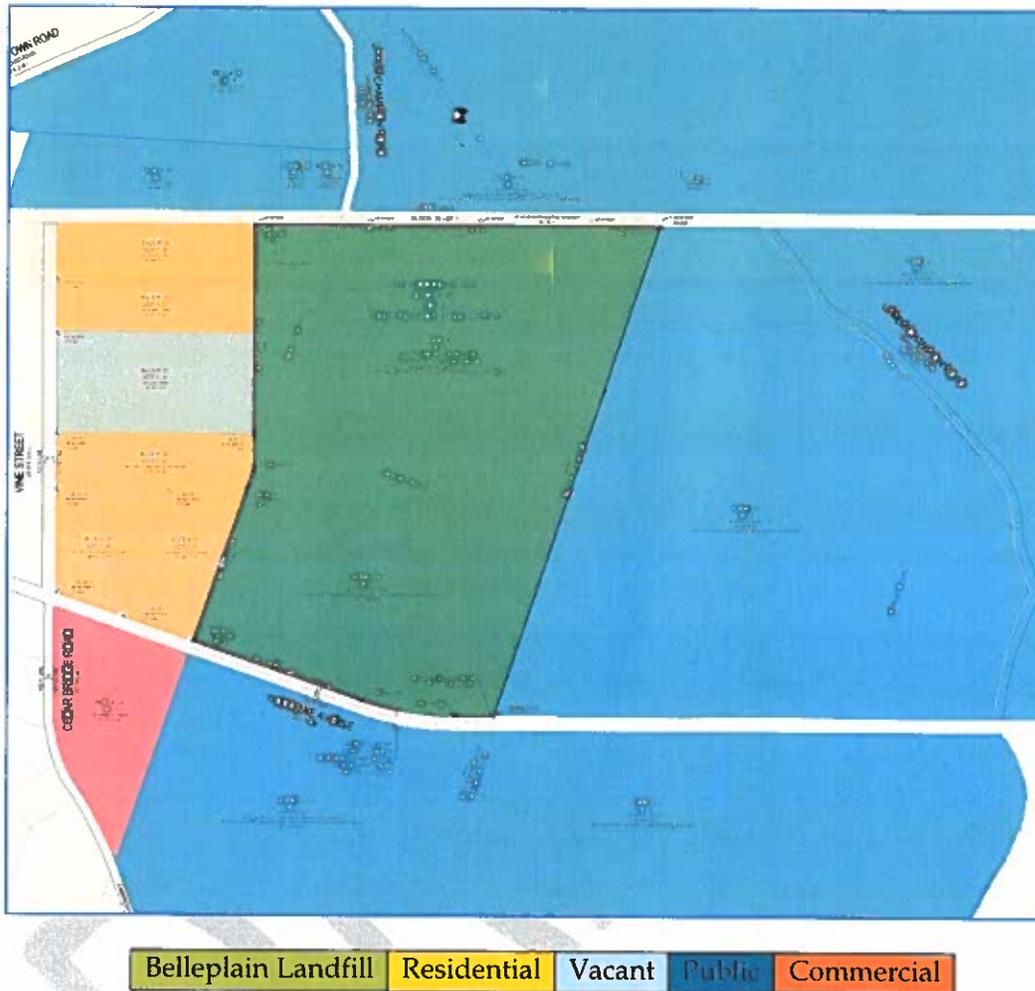
**Figure 1 - Certified Boundary Survey**



Source: Certified Boundary Survey, Fralinger Engineering, July 3, 2025

Township of Dennis  
Preliminary Investigation  
Belleplain Landfill (Block 35, Lot 5)

**Figure 2 - Existing Land Use**



Tax records indicate land uses in proximity to the landfill include properties classified as residential, commercial, public (Dennis Twp. and NJDEP), and vacant.

Figures 3-7 display information from the NJ-GeoWeb.



Township of Dennis  
Preliminary Investigation  
Belleplain Landfill (Block 35, Lot 5)

**Figure 5 - 2015 Infrared Imagery**



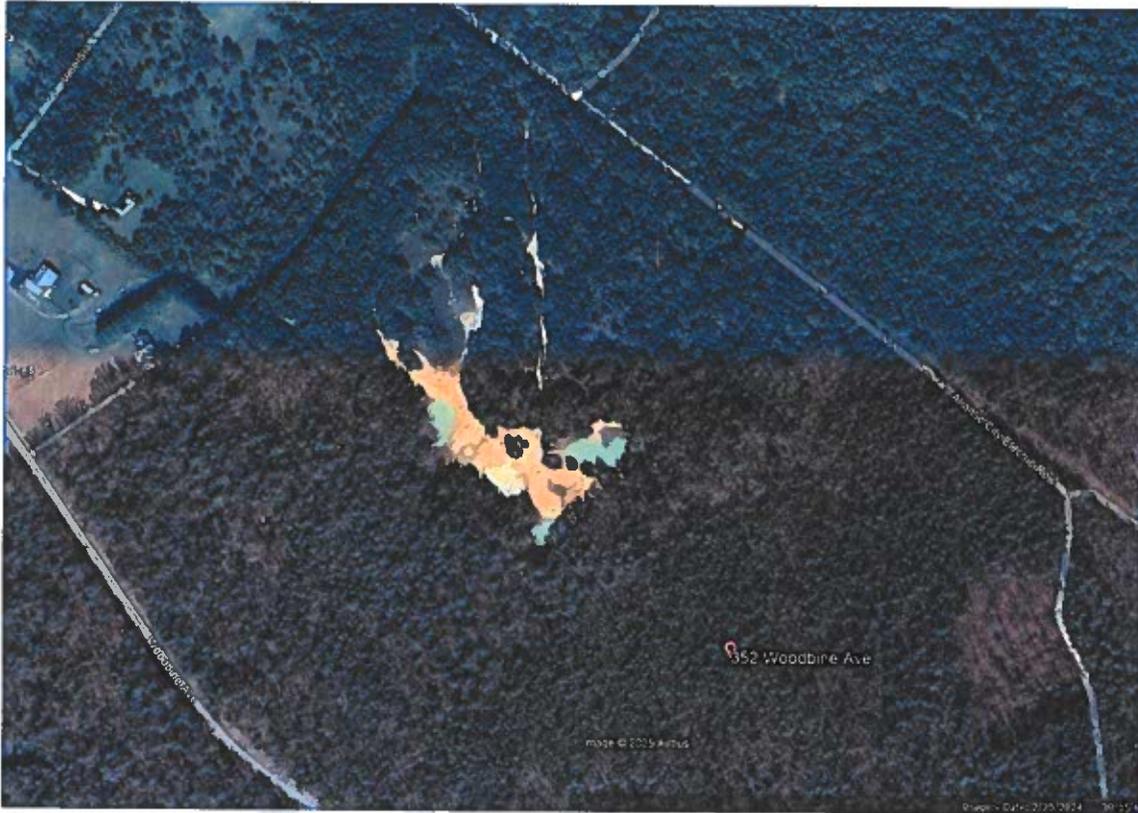
Figure 5 depicts the relative maturity of tree coverage and disturbance in 2015.

**Figure 6 -1930 Aerial Image**



Figure 6 depicts the condition of Block 35, Lot 5 and adjoining parcels in 1930.

**Figure 7 - Google Earth Image (2/25/24)**



## **ENVIRONMENTAL ASSESSMENT**

**Geology** - The NJ-GeoWeb indicates that the subject property is underlain by the Bridgeton Formation whose lithology is described as sand, clayey sand, pebble gravel, minor silt and cobble gravel; reddish-yellow, red, yellow, white, very pale brown. This formation overlies older Miocene formations, such as the Kirkwood Formation and Cohansey Sand, which also comprise the aquifer system and can be up to 60 feet thick in this region.

The Bridgeton Formation is often hydraulically connected with the underlying Cohansey Sand and Kirkwood Formation, which are major aquifers in the region. This connection creates pathways for potential contaminant movement between these units. Potential impact on water quality is an important consideration in terms of NJSA 40A:12A-14.a(5) since leachate can directly contaminate the underlying aquifer.

Groundwater Monitoring - Analytical reports from Eurofins QC, LLC contain laboratory results for four monitoring wells at the Belleplain Landfill. The groundwater analyses identify a variety of contaminants in groundwater sampled at the landfill.

NJDEP Waste Types - According to NJDEP's solid waste landfill list, the following waste types (NJAC 7:26-2.13(g)) were discarded at the Belleplain Landfill prior to closure.

- **10 - Municipal (household, commercial and institutional):** Waste originating in the community consisting of household waste from private residences, commercial waste which originates in wholesale, retail or service establishments, such as, restaurants, stores, markets, theaters, hotels and warehouses, and institutional waste material originated in schools, hospitals, research institutions and public buildings.
- **13 - Bulky waste:** Large items of waste material, such as appliances and furniture. Discarded automobiles, trucks and trailers and large vehicle parts, and tires are included under this category.
- **23 - Vegetative waste:** Waste materials from farms, plant nurseries and greenhouses that are produced from the raising of plants. This waste includes such crop residues as plant stalks, hulls, leaves and tree wastes processed through a wood chipper. Also included are non-crop residues such as leaves, grass clippings, tree parts, shrubbery and garden wastes.
- **25 - Animal and food processing wastes:** Processing waste materials generated in canneries, slaughterhouses, packing plants or similar industries, including animal manure when intended for disposal and not reuse. Also included are dead animals. Animal manure, when intended for reuse or composting, is to be managed in accordance with the criteria and standards developed by the Department of Agriculture as set forth at N.J.S.A. 4:9-38.
- **27 - Dry industrial waste:** Waste materials resulting from manufacturing, industrial and research and development processes and operations, and which are not hazardous in accordance with the standards and procedures set forth at N.J.A.C. 7:26G. Also included are nonhazardous oil spill cleanup waste, dry nonhazardous pesticides, dry nonhazardous chemical waste, and residue from the operations of a scrap metal shredding facility.

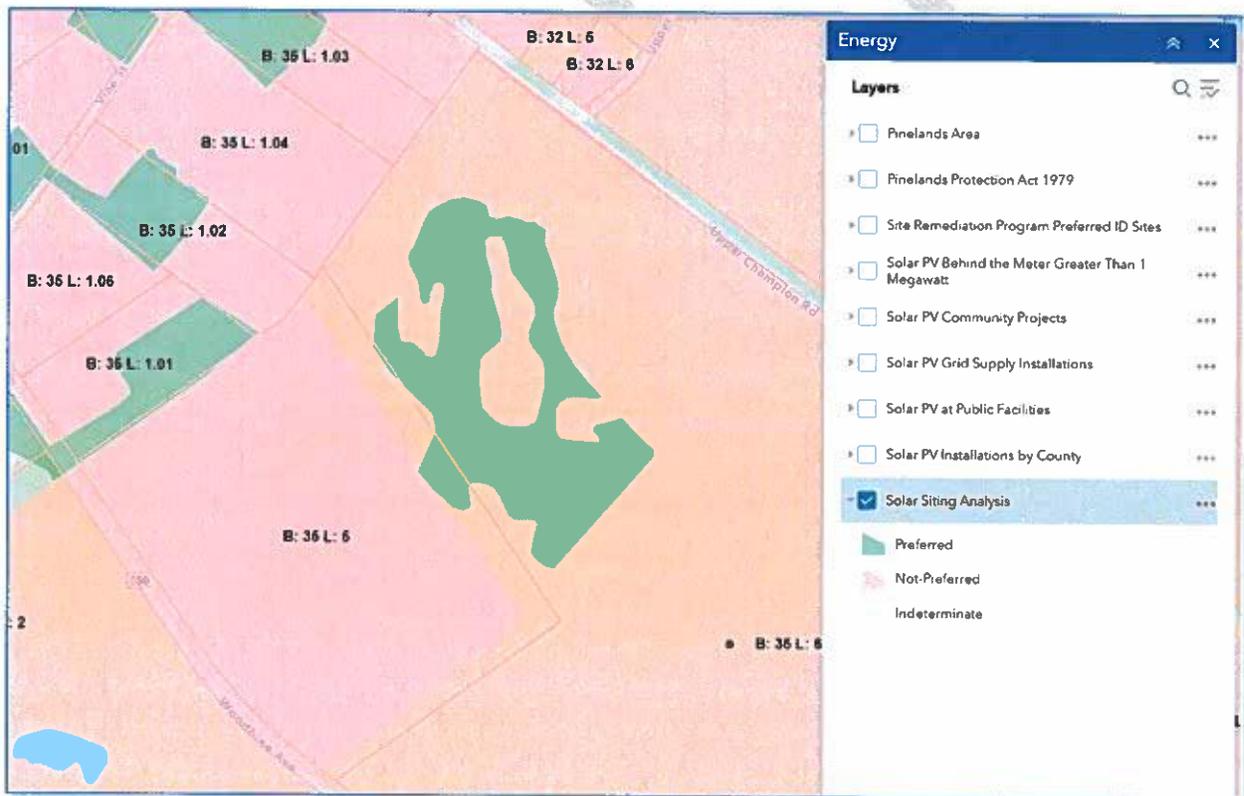
NJDEP's Site Remediation Program (SRP) - Preferred ID GIS layer represents pending, active and closed cases within the Contaminated Site Remediation and Redevelopment (CSRR) program. This GIS layer includes all sites that are regulated

Township of Dennis  
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Belleplain Landfill (Block 35, Lot 5)

under the Site Remediation Reform Act (SRRA), N.J.S.A. 58:10C-1 et seq. The Belleplain Landfill site is not listed on the SRP website.

Solar Siting Analysis - The purpose of this analysis is to aid the NJDEP, local communities and potential solar developers in planning for solar installations by distinguishing between lands where the NJDEP encourages solar development from those where solar development is discouraged. While solar energy projects provide environmental benefits, environmental damage can occur if projects are not properly sited, more than negating the benefits. This analysis was performed to identify preferred development sites where solar projects are most environmentally desirable from NJDEP's perspective. The Belleplain Landfill site is listed as "Preferred" - see Figure 8.

**Figure 8 - Solar Siting Analysis**



Vernal Habitat

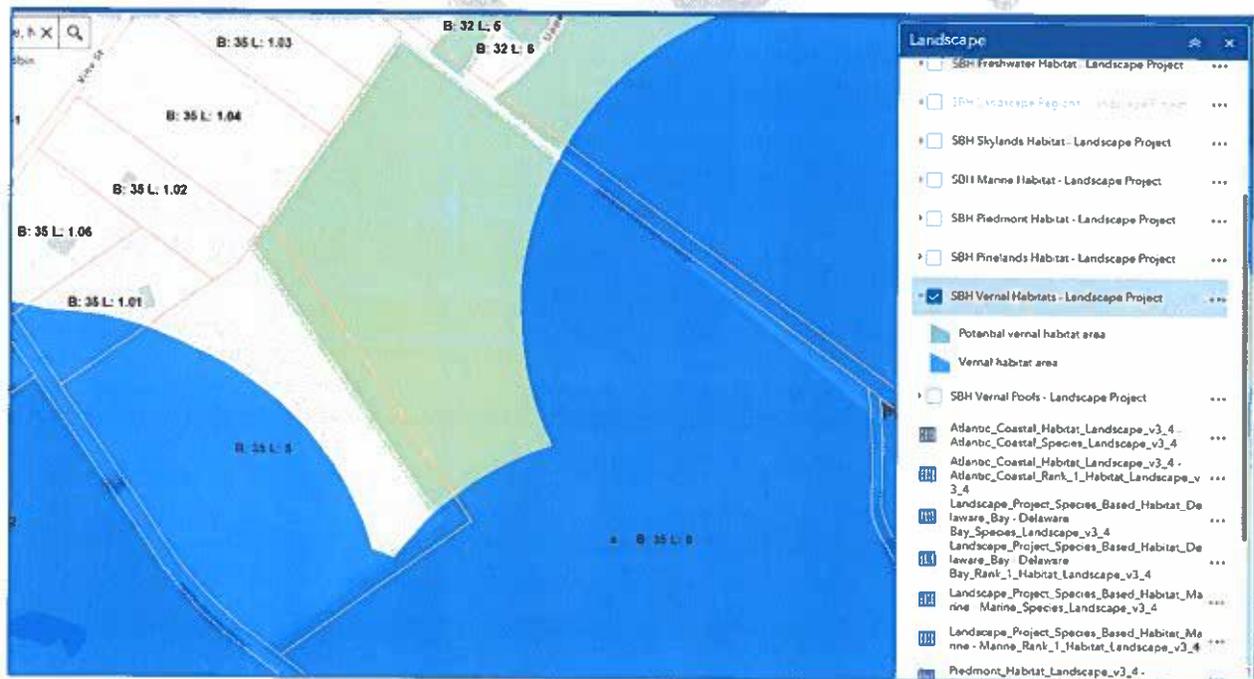
NJDEP's Landscape Project was designed to provide users with peer-reviewed, scientifically sound information that transparently documents threatened and endangered species habitat. Landscape Project data can be used for planning purposes

Township of Dennis  
Preliminary Investigation  
Belleplain Landfill (Block 35, Lot 5)

before any actions such as proposed development, resource extraction (e.g. timber harvests) or conservation measures occur. The maps help increase predictability for local planners and developers, and help facilitate local land use decisions that appropriately site and balance development and habitat protection.

Vernal habitats are small, seasonal water bodies that pond water from the time of snowmelt into early to mid-summer. Vernal habitats are valuable to a variety of species of wildlife, particularly as breeding locations for amphibians such as frogs and salamanders. Vernal habitats, while themselves being defined in the regulations as either freshwater wetland or state open water, may be surrounded by wetland or non-wetland habitat. In New Jersey vernal habitats constitute small, ponded areas or pools that are often less than 0.25 acre in extent, and which may be smaller than 0.1 acre in extent in some cases.

**Figure 9 - Vernal Habitat Area**



The vernal habitat area may be associated with the small pond in the southeast portion of the site as noted in the Closure Plan, and as visible on Figures 4, 5 and 7.

Closure Plan - The Closure and Post Closure Care Plan (Closure Plan) prepared by Andrew Previti indicates that the site was initially operated as a resource mining facility,

Township of Dennis  
Preliminary Investigation  
Belleplain Landfill (Block 35, Lot 5)

after which it was operated by Dennis Township as a municipal landfill for twenty years. The Closure Plan notes that approximately 95% of the site is forest area and a small pond exists in the southeast portion of the site.

The Closure Plan notes that four groundwater monitoring wells were installed outside of the filled areas, and that groundwater depth is 7.65-14.4 feet below grade. According to this Plan, results of the groundwater monitoring protocol are sent to NJDEP on a quarterly basis. The Closure Plan notes that the closest residence is approximately 1,000 feet from the site, and addresses the items required by NJAC 7:26-2A.9(e)4.

Dennis Township Committee Resolution 2025-123 indicates that the Belleplain Landfill ceased operations in 1984.

## **ZONING ANALYSIS**

Dennis Township's current zone plan identifies the subject parcel as being located within the Pinelands Management Area - PF25 Low Density Forest District codified as §185-28 of the Zoning Ordinance. The purpose of the forest zones is to protect undistributed forested portions of the protection area which support characteristic Pinelands plant and animal species. Permitted principal uses in the PF25 Zone are listed in §185-28B of the Zoning Ordinance.

According to the Master Plan, the Pinelands Management Area encompasses 24.5 square miles (or 40 percent) of the land area of Dennis Township. The Pinelands Protection Act established a requirement that county and municipal master plans and land use ordinances be brought into conformance with the Pinelands Comprehensive Management Plan. Dennis Township's Master Plan and Zoning Ordinance are in conformance with the Pinelands Comprehensive Management Plan.

According to the Municipal Land Use Law (NJS 40:55D-66.16.a):

*Notwithstanding any law, ordinance, rule or regulation to the contrary, a solar or photovoltaic energy facility or structure constructed and operated on the site of any landfill or closed resource extraction operation, shall be a permitted use within every municipality.*

**Figure 10**  
**Zoning Map**



Source: Dennis Township Zoning Map, April 2013

## **CONCLUSION AND RECOMMENDATION**

This Preliminary Investigation has been prepared in response to Township of Dennis Committee Resolution 2025-123 which requests the Municipal Planner to conduct a study of Block 35, Lot 5 to determine if the property qualifies as an area in need of rehabilitation pursuant to NJSA 40A:12A-14.

The information contained in this report supports a determination that the subject property (Block 35, Lot 5), satisfies the applicable statutory criteria - (NJSA 40A:12A-14a(5)) *environmental contamination is discouraging improvements and investment in properties in the area* - and may be designated as an area in need of rehabilitation as described in the Local Redevelopment and Housing Law.

Township of Dennis  
Preliminary Investigation  
Belleplain Landfill (Block 35, Lot 5)

In accord with NJSA 40A:12A-14a, it is anticipated that the program of rehabilitation proposed by CS Energy may be expected to prevent further deterioration of the subject property and promote the overall development of Dennis Township in accord with the Master Plan.

The proposed Belleplain Landfill Redevelopment Area is depicted in Figure 11.

**Figure 11**

**Proposed Redevelopment Area**



**IMPLEMENTATION OF REDEVELOPMENT PLAN (NJSA 40A:12A-15).**

In accordance with the provisions of a redevelopment plan adopted pursuant to section 7 of P.L.1992, c.79 (C.40A:12A-7), a municipality or redevelopment entity may proceed with clearance, replanning, conservation, development, redevelopment and rehabilitation of an area in need of rehabilitation. With respect to a redevelopment project in an area in need of rehabilitation, the municipality or redevelopment entity, upon the

Township of Dennis  
Preliminary Investigation  
Belleplain Landfill (Block 35, Lot 5)

adoption of a redevelopment plan for the area, may perform any of the actions set forth in section 8 of P.L.1992, c.79 (C.40A:12A-8), except that with respect to such a project the municipality shall not have the power to take or acquire private property by condemnation in furtherance of a redevelopment plan, unless: a. the area is within (1) an area determined to be in need of redevelopment prior to the effective date of P.L.2013, c.159, or (2) a Condemnation Redevelopment Area and the municipality has complied with the notice requirements under subparagraph (e) of paragraph (5) of subsection b. of section 6 of P.L.1992, c.79 (C.40A:12A-6); or b. exercise of that power is authorized under any other law of this State.

DRAFT

## APPENDIX A - DENNIS TOWNSHIP RESOLUTION NO. 2025-123

**TOWNSHIP OF DENNIS**

**COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-123**

**RESOLUTION REQUESTING STUDY OF DESIGNATING BLOCK 35,  
LOT 5 (FORMERLY KNOWN AS THE DENNIS TOWNSHIP SANITARY  
LANDFILL BELLEPLAIN) WITHIN THE TOWNSHIP AS AN AREA IN  
NEED OF REHABILITATION**

**WHEREAS**, pursuant to the "Local Redevelopment and Housing Law," N.J.S.A. 40A:12A-1 et seq., a municipality may designate an area in need of rehabilitation; and,

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-14, a delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines by resolution that a program of rehabilitation, as defined in section 3 of P.L. 1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community, and that there exist in that area any of the following conditions such that:

- (1) A significant portion of the structures thereon are in a deteriorated or substandard condition;
- (2) More than half of the housing stock in the delineated area is at least 50 years old;
- (3) There is a pattern of vacancy, abandonment, or underutilization of properties in the area;
- (4) There is a persistent arrearage of property tax payments on properties in the area;
- (5) Environmental contamination is discouraging improvements and investment in properties in the area; or
- (6) A majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.

**WHEREAS**, prior to its cease of operations in 1984, Block 85, Lots 5 on the tax maps of the Township of Dennis (the "Area") housed the Dennis Township Sanitary Landfill Belleplain; and

**WHEREAS**, the Area remains undeveloped; and

**WHEREAS**, in accordance with the LRHL the Township Committee of the Township of Dennis (the "Township Committee") has determined to investigate whether the Area should be designated as an "area in need of rehabilitation" as that term is defined in the LRHL; and

Township of Dennis  
 Preliminary Investigation  
 Belleplain Landfill (Block 35, Lot 5)

**RESOLUTION NO. 2025-123**  
**PAGE 2**

**WHEREAS**, in accordance with the requirements of *N.J.S.A. 40A:12A-14*, the Township Committee has determined that there is sufficient documentation that, with respect to the Area: environmental contamination is discouraging improvements and investment in properties in the Study Area (criteria (5)); and

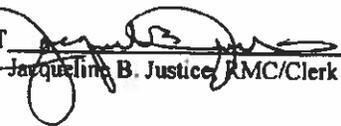
**WHEREAS**, the designation of the Area by the Township as an area in need of rehabilitation is expected to promote the overall development of the Township in accordance with the requirements of *N.J.S.A. 40:12A-14*; and

**WHEREAS**, the Township Committee desires to conduct a preliminary investigation to determine if the Area qualifies as an area of in need of rehabilitation pursuant to *N.J.S.A. 40A-12A-14*; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of Dennis as Follows:

1. The Township Committee hereby authorizes the preliminary investigation (the "Study") of the Area to be performed by the Municipal Planner, Randall Scheule, PP, AIC of Scheule Planning Solutions, LLC to determine that the Area qualifies as "an area in need of rehabilitation."

ATTEST

  
 Jacqueline B. Justice, RMC/Clerk

ATTEST

\_\_\_\_\_  
 Zeth A. Matalucci, Mayor

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
VanArtsdalen			✓			
Germano	✓		✓			
Cox						✓
Turner		✓	✓			
Matalucci			✓			

This is to certify that this is a true copy of a Resolution adopted by the Dennis Township Committee at their regular meeting held on August 12, 2025 at 5:30 p.m. at the Dennis Township Municipal Building located at 571 Petersburg Road, Dennisville, NJ.

ATTEST

  
 Jacqueline B. Justice, RMC/Clerk

Township of Dennis  
Preliminary Investigation  
Belleplain Landfill (Block 35, Lot 5)

## APPENDIX B – EUROFINS ANALYTICAL REPORT (COVER PAGE)



### Analytical Report

Serialized: 07/30/2019 04:27pm ac21

GLEN O. CLARKE  
TOWNSHIP OF DENNIS  
571 PETERSBURG ROAD  
PO BOX 204  
DENNISVILLE, NJ 08214

Regarding:

TOWNSHIP OF DENNIS  
571 PETERSBURG ROAD  
PO BOX 204  
DENNISVILLE, NJ 08214

PROJECT ID:

**J02271 BELLEPLAIN**

LABORATORY REPORT NUMBER:

**L7117444**

PO NUMBER:

**16-00018 VOUCHER**

A handwritten signature in black ink, appearing to read "D. Gump".

Authorized by: Douglas J. Gump  
Client Services Manager

Township of Dennis  
Preliminary Investigation  
Belleplain Landfill (Block 35, Lot 5)

**APPENDIX C - CLOSURE AND POST CLOSURE PLAN (COVER PAGE)**

**BELLEPLAIN SANITARY LANDFILL  
TOWNSHIP OF DENNIS  
CAPE MAY COUNTY, NEW JERSEY  
FACILITY NO. 0504B  
PROJECT NO. 8147**

**CLOSURE AND POST CLOSURE CARE PLAN**

***WALKER, PREVITI, HOLMES & ASSOCIATES***  
156 Stagecoach Road  
Marmora, New Jersey 08223  
(609) 390-1927



**Andrew A. Previti, P.E.  
N.J. License No. 36663**

Township of Dennis  
Preliminary Investigation  
Belleplain Landfill (Block 35, Lot 5)

**APPENDIX D - DENNIS TOWNSHIP RESOLUTION XXXX-XXX  
(DESIGNATION).**

**RESOLUTION TO BE ADDED.**

**Exhibit A**

[Attach Preliminary Investigation]

DRAFT

**TOWNSHIP OF DENNIS**

**COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-133**

**RESOLUTION DECLARING BLOCK 248, LOT 13 (FORMERLY  
KNOWN AS THE DENNIS TOWNSHIP SOUTH SEAVILLE LANDFILL)  
AS AN AREA IN NEED OF REHABILITATION**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “Redevelopment Law”) provides a mechanism to empower and assist local governments to promote the advancement of community interests through programs of redevelopment for the expansion and improvement of commercial, industrial, residential, and civic facilities; and

**WHEREAS**, the Redevelopment Law empowers the Township of Dennis (“Township”), by and through its Township Council (the “Township Committee”), to delineate an area within the Township as an area in need of rehabilitation if the area qualifies under one of the criteria enumerated under N.J.S.A. 40A:12A-14; and

**WHEREAS**, Township Committee directed the Township Planner, Randall Scheule, PP, AICP of Scheule Planning Solutions LLC to conduct a preliminary investigation to determine if the Block 248, Lot 13 (formerly known as the Dennis Township South Seaville Landfill (“Study Area”), as described in the attached boundary map, and which is generally bounded by Kings Highway to the east and Woodbine Boulevard to the west, qualifies as an area in need of rehabilitation pursuant to N.J.S.A.40A-12A-14; and

**WHEREAS**, Scheule Planning Solutions LLC findings, presented in a report entitled “Township of Dennis Preliminary Investigation (Block 248, Lot 13)” dated May 21<sup>st</sup>, 2025, attached herewith as Exhibit A (“Schuele Planning Solutions LLC Report”); and

**WHEREAS**, the Scheule Planning Solutions LLC report concludes that because Environmental contamination is discouraging improvements and investments in the Property, the Study Area qualifies as an area in need of rehabilitation under the Redevelopment Law; and

**WHEREAS**, the Township Committee desires to refer the Study Report and the draft Resolution to the Consolidated Land Use Board for review and comment.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of Dennis as follows:

1. The Township Committee hereby refers the Study Report and Resolution to the Consolidated Land Use Board for its review and recommendations in accordance with the LRHL.
2. This Resolution shall take effect immediately upon passage.

**RESOLUTION NO. 2025-133**

**PAGE 2**

**ATTEST** \_\_\_\_\_ **ATTEST** \_\_\_\_\_  
Jacqueline B. Justice, RMC/Clerk                      Zeth A. Matalucci, Mayor

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
VanArtsdalen						
Germanio						
Cox						
Turner						
Matalucci						

This is to certify that this is a true copy of a Resolution adopted by the Dennis Township Committee at their regular meeting held on September 09, 2025 at 5:30 p.m. at the Dennis Township Municipal Building located at 571 Petersburg Road, Dennisville, NJ.

**ATTEST** \_\_\_\_\_  
**Jacqueline B. Justice, RMC/Clerk**

**Exhibit A**

# TOWNSHIP OF DENNIS PRELIMINARY INVESTIGATION

*May 21, 2025*

This report provides an evaluation and recommendation as to whether Block 248, Lot 13 qualifies as an “area in need of rehabilitation” pursuant to the Local Redevelopment and Housing Law.

Township of Dennis

Preliminary Investigation (Block 248, Lot 13)

**DENNIS TOWNSHIP**

Zeth A. Matalucci, Mayor

Scott J. Turner, Deputy Mayor

Frank Germanio, Committeeman

Matthew Cox, Committeeman

Thomas Van Artsdalen, Committeeman

Jessica Bishop, Township Administrator & CFO

Jacqueline Justice, Township Clerk

Kyle Weinberg, Township Attorney

Michael Fralinger, Jr., Township Engineer

Prepared by

Scheule Planning Solutions, LLC



Randall Scheule, PP, AICP

NJ Professional Planner License No. LI003666

The original of this Preliminary Investigation  
has been signed and sealed as required by NJSA 45:14A-12.

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Conclusion and Recommendation .....	11
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Appendix A – Dennis Township Resolution No. 2025-77 .....	14
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# Township of Dennis

## Preliminary Investigation

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### INTRODUCTION

In response to a proposal from CS Energy (CSE) to develop and construct one or more community solar facilities on the South Seaville Landfill (SSL), Dennis Township Committee adopted Resolution 2025-77, on April 8, 2025 requesting a study of Block 248, Lot 13 in accord with the Local Redevelopment and Housing Law to determine if the property qualifies as an area in need of rehabilitation.

CS Energy is a Solar Development and Engineering, Procurement and Construction ("EPC") company headquartered in Edison, NJ. CSE's proposal indicates that New Jersey requires community solar projects to be sited only on rooftops, brownfields, landfills, carports and contaminated sites. CSE's proposal for the South Seaville Landfill includes the following component activities.

- CSE obtains all development approvals from DEP, local planning and zoning, NJ BPU, Electric Utility and any other agencies or authorities having jurisdiction over the site
- All development costs are 100% funded by CSE
- CSE applies for state grant funding to support landfill remediation efforts with support from Dennis Township
- CSE performs landfill closure activities.<sup>1</sup>
- After closure, CSE starts construction on solar project and makes one-time payment to the Township
- Rent payment to Dennis Township escalates by 1.5% annually
- CS Energy operates and maintains the facility
- Contingent upon approval from the Township, CS Energy may extend the operation period up to 40 years via four five (5) year extensions.

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<sup>1</sup> In accordance with "Sanitary Landfill Facility Closure and Contingency Fund Act", N.J.S.A.13:1E-100, all landfills operating in New Jersey after January 1, 1982 are subject to comprehensive regulatory controls to provide for the proper closure of such disposal facilities.

New Jersey's Community Solar Energy Program (CSEP) provides incentives to eligible community solar facilities to enable the continued efficient and orderly development of solar electric generating sources throughout New Jersey. The (CSEP) enables utility customers to participate in a solar energy project that is remotely located from their property. It provides incentives to eligible community solar facilities to enable the continued efficient and orderly development of solar electric generating sources throughout New Jersey. The program allows individuals without the ability to install solar on their rooftops to access the benefits of solar energy, including significant energy savings.

### **CONDITIONS FOR DETERMINATION OF NEED FOR REHABILITATION.**

In accord with NJSA 40A:12A-14, a delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines by resolution that a program of rehabilitation, as defined in section 3 of P.L.1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community; and that there exist in that area any of the following conditions such that

- (1) a significant portion of structures therein are in a deteriorated or substandard condition;
- (2) more than half of the housing stock in the delineated area is at least 50 years old;
- (3) there is a pattern of vacancy, abandonment or underutilization of properties in the area;
- (4) there is a persistent arrearage of property tax payments on properties in the area;
- (5) environmental contamination is discouraging improvements and investment in properties in the area; or
- (6) a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.

Where warranted by consideration of the overall conditions and requirements of the community, a finding of need for rehabilitation may extend to the entire area of a municipality. Prior to adoption of the resolution, the governing body shall submit it to the municipal planning board for its review. Within 45 days of its receipt of the proposed

Township of Dennis

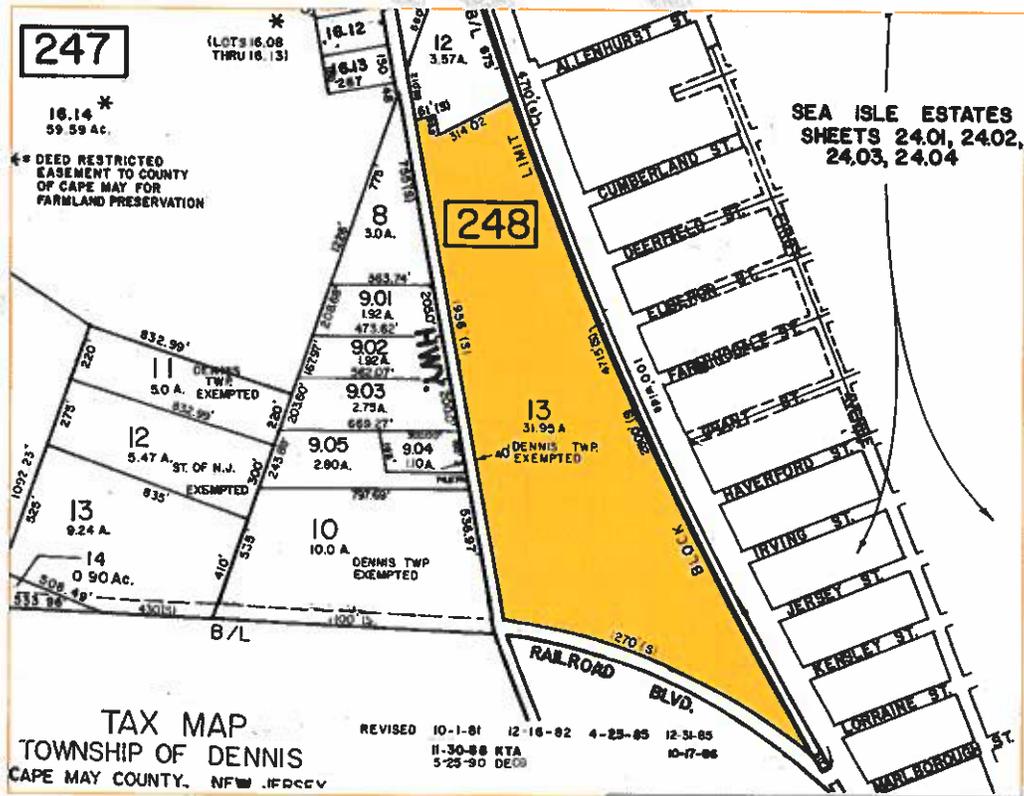
Preliminary Investigation (Block 248, Lot 13)

resolution, the municipal planning board shall submit its recommendations regarding the proposed resolution, including any modifications which it may recommend, to the governing body for its consideration. Thereafter, or after the expiration of the 45 days if the municipal planning board does not submit recommendations, the governing body may adopt the resolution, with or without modification. The resolution shall not become effective without the approval of the commissioner pursuant to section 6 of P.L.1992, c.79 (C.40A:12A-6), if otherwise required pursuant to that section.

**PROPERTY DESCRIPTION**

Tax assessment records indicate Block 248, Lot 13 is a vacant, Class 15C (Public Property), owned by Dennis Township consisting of 30.83 acres, with a land value of \$347,600. The Township Tax Map (Figure 1) indicates the subject property is 31.95 acres in size, irregularly shaped with frontage on Kings Highway. Railroad Boulevard (Avenue) and Woodbine Boulevard are unimproved in proximity to the subject property.

**Figure 1 - Tax Map**

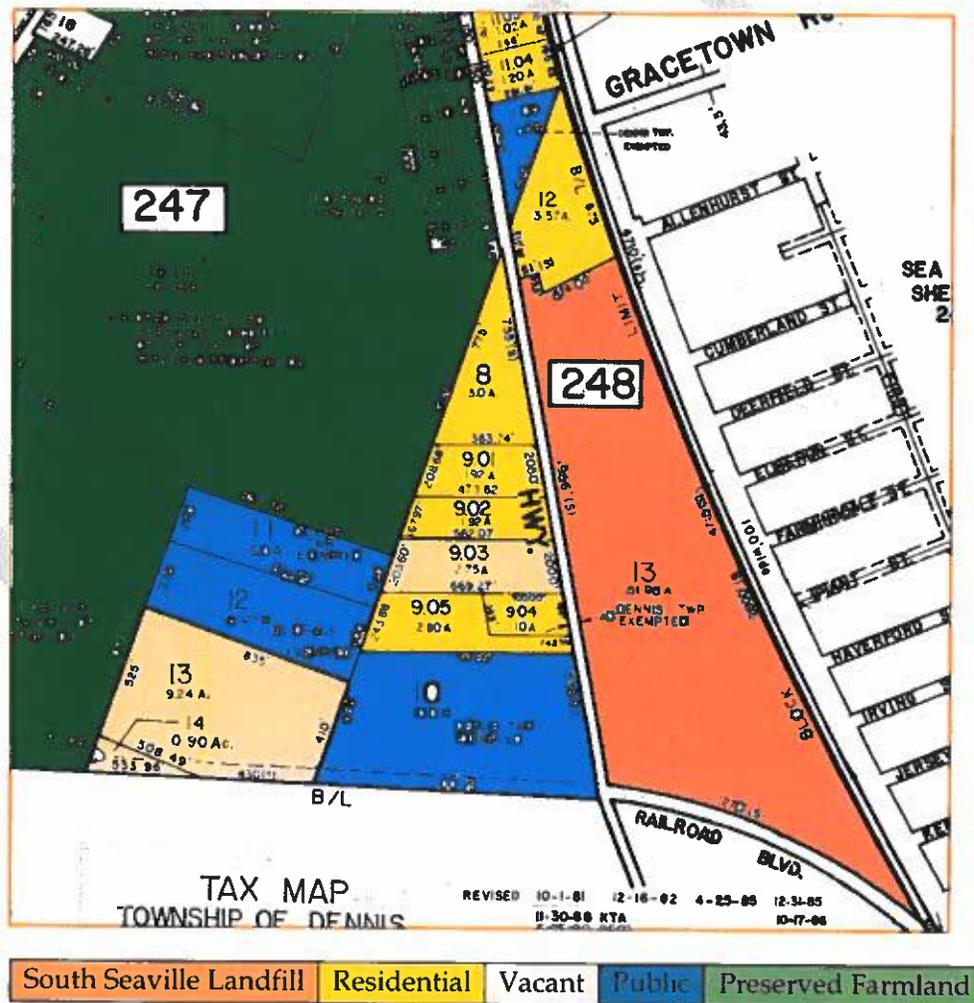


Township of Dennis  
Preliminary Investigation (Block 248, Lot 13)

**Table 1 - 2025 Tax Assessment Data**

Block	Lot	Address	Owner	Acreage	Real Property Class Code	Exempt Property Class Code	Zone District	Assessment Land/Imp./Total
248	13	641 Kings Highway	Dennis Township	31.95	15C Public Property (Vacant)	(15C) Public Property	Conservation Zone	\$347,600 \$0 \$347,600

**Figure 2 - Existing Land Use**



Figures 3-7 display information from the NJ-GeoWeb.



**Figure 5 - 2015 Infrared Imagery**



Figure 5 illustrates the relative maturity of tree coverage in 2015.

**Figure 6 - 1995 Infrared Imagery**



Figure 6 depicts the relative maturity of tree coverage in 1995.

**Figure 7 - Topographic Imagery**

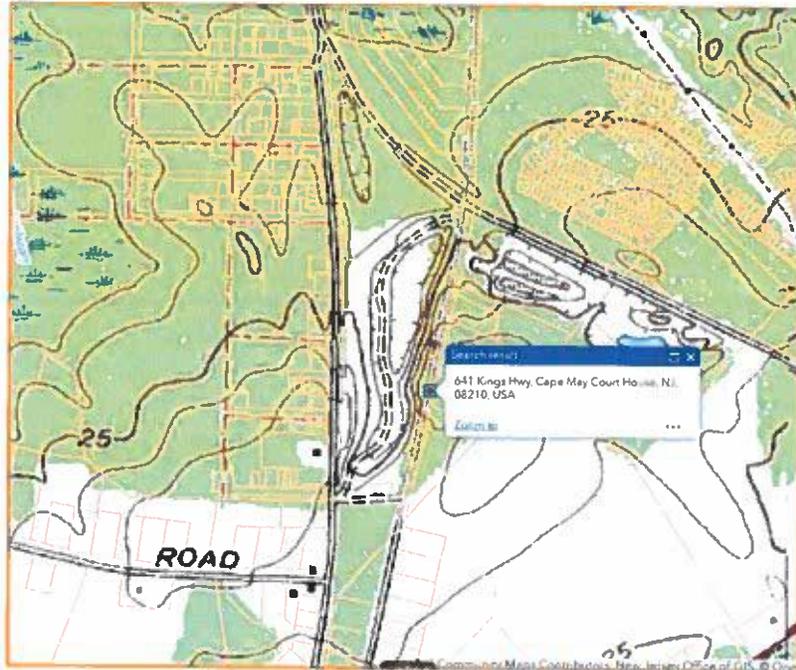


Figure 7 depicts topography on and adjacent to Block 248, Lot 13.

## ENVIRONMENTAL ASSESSMENT

Dennis Township Committee Resolution 2025-77 indicates that the South Seaville Landfill ceased operations in 1984.

The NJ-GeoWeb indicates that the subject property is underlain by the Cape May Formation - Unit 2 which is comprised of fine-to-medium sand, minor coarse sand, silt, clay and peat. These soils are generally porous resulting in high potential for leachate generation. Leachate and its potential impacts on water quality are important factors to consider relative to NJSA 40A:12A-14.a(5) since leachate can directly contaminate groundwater and surface water.

Analytical reports from Eurofins QC, LLC contain laboratory results for five monitoring wells at the South Seaville Landfill. The groundwater analyses performed by Eurofins identify a variety of contaminants in groundwater sampled at the landfill.

According to NJDEP's solid waste landfill list, the following waste types were discarded at the South Seaville Landfill.

- **Municipal (household, commercial and institutional):** Waste originating in the community consisting of household waste from private residences, commercial waste which originates in wholesale, retail or service establishments, such as, restaurants, stores, markets, theaters, hotels and warehouses, and institutional waste material originated in schools, hospitals, research institutions and public buildings.
- **Dry sewage sludge:** Sludge from a sewage treatment plant which has been digested and dewatered and does not require liquid handling equipment.
- **Bulky waste:** Large items of waste material, such as appliances and furniture. Discarded automobiles, trucks and trailers and large vehicle parts, and tires are included under this category.
- **Vegetative waste:** Waste materials from farms, plant nurseries and greenhouses that are produced from the raising of plants. This waste includes such crop residues as plant stalks, hulls, leaves and tree wastes processed through a wood chipper. Also included are non-crop residues such as leaves, grass clippings, tree parts, shrubbery and garden wastes.
- **Animal and food processing wastes:** Processing waste materials generated in canneries, slaughterhouses, packing plants or similar industries, including animal manure when intended for disposal and not reuse. Also included are dead animals. Animal manure, when intended for reuse or composting, is to be managed in accordance with the criteria and standards developed by the Department of Agriculture as set forth at N.J.S.A. 4:9-38.
- **Dry industrial waste:** Waste materials resulting from manufacturing, industrial and research and development processes and operations, and which are not hazardous in accordance with the standards and procedures set forth at N.J.A.C. 7:26G. Also included are nonhazardous oil spill cleanup waste, dry nonhazardous pesticides, dry nonhazardous chemical waste, and residue from the operations of a scrap metal shredding facility.

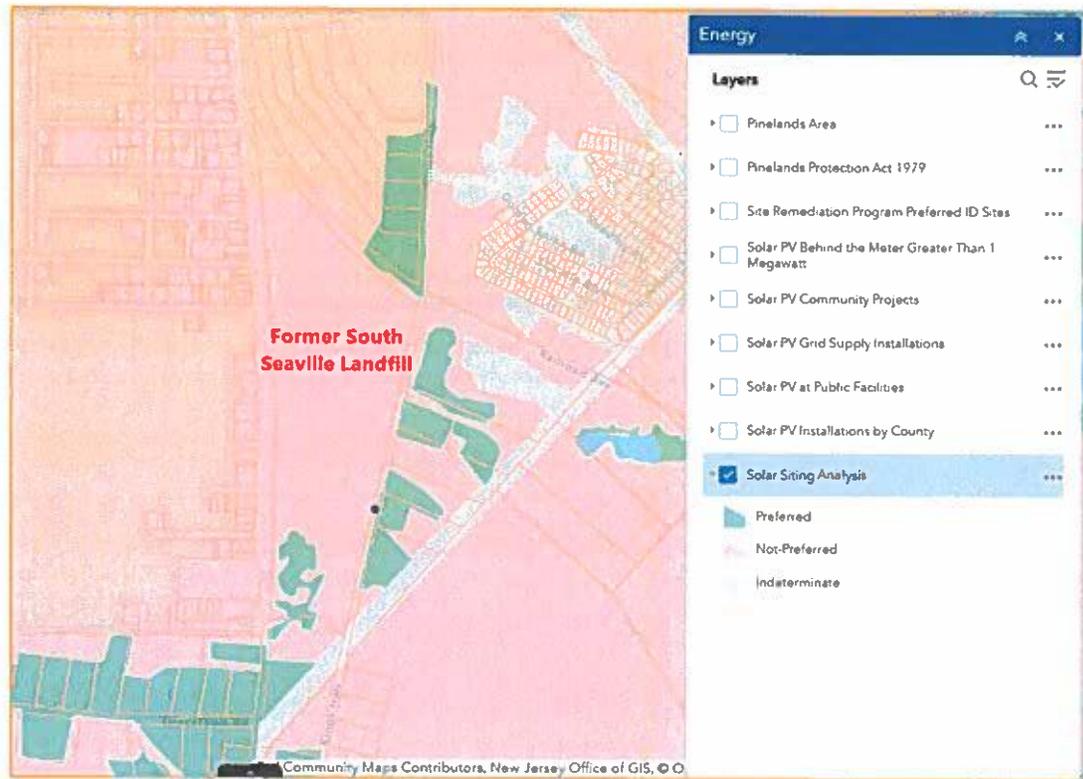
NJDEP's Site Remediation Program (SRP) - Preferred ID GIS layer represents pending, active and closed cases within the Contaminated Site Remediation and Redevelopment (CSRR) program. This GIS layer includes all sites that are regulated under the Site Remediation Reform Act (SRRA), N.J.S.A. 58:10C-1 et seq. The South Seaville Landfill site is listed as "transferred" on the SRP website.

**Figure 8 - Site Remediation Program (SRP) - Preferred ID**



Solar Siting Analysis - The purpose of this analysis is to aid the NJDEP, local communities and potential solar developers in planning for solar installations by distinguishing between lands where the NJDEP encourages solar development from those where solar development is discouraged. While solar energy projects provide environmental benefits, environmental damage can occur if projects are not properly sited, more than negating the benefits. This analysis was performed to identify preferred development sites where solar projects are most environmentally desirable from NJDEP's perspective. The South Seaville Landfill site is listed as "Not preferred" - see Figure 9.

**Figure 9 - Solar Siting Analysis**



## ZONING ANALYSIS

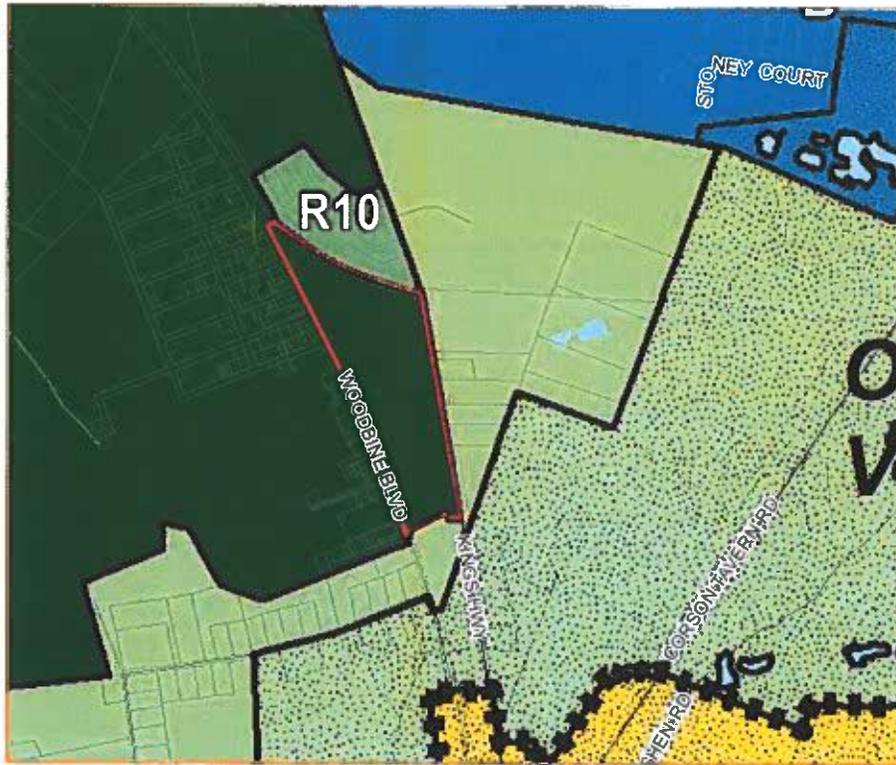
Under Dennis Township's current zone plan, the subject parcel is located within the Conservation (C) Zone (Figure 10). Permitted uses in the Conservation Zone are farms, detached dwelling units, public playgrounds, conservation areas, parks and public purpose uses, and primitive campgrounds. Forty percent of the total land area of the Township is within the Conservation area.

According to the Municipal Land Use Law (NJS 40:55D-66.16.a):

*Notwithstanding any law, ordinance, rule or regulation to the contrary, a solar or photovoltaic energy facility or structure constructed and operated on the site of any landfill or closed resource extraction operation, shall be a permitted use within every municipality.*

According to the Master Plan, approximately 60 percent of Dennis Township (including the South Seaville Landfill) are located within the Coastal Zone, where the NJDEP regulates development under CAFRA (N.J.S.A. 13:19).

Figure 10  
Zoning Map



Source: Dennis Township Zoning Map, April 2013

## CONCLUSION AND RECOMMENDATION

This Preliminary Investigation has been prepared in response to Township of Dennis Committee Resolution 2025-77 requesting a study of Block 248, Lot 13 in accord with the Local Redevelopment and Housing Law to determine if the property qualifies as an area in need of rehabilitation pursuant to NJSA 40:12A-14.

Based on review of the information and materials in this report, the subject property (Block 248, Lot 13), satisfies the applicable statutory criteria - (NJSA 40:1A-14(5)) *environmental contamination is discouraging improvements and investment in properties in the area* - and may be designated as an area in need of rehabilitation as described in the Local Redevelopment and Housing Law.

In accord with NJSA 40:1A-14, it is also anticipated that the program of rehabilitation proposed by CS Energy may be expected to prevent further deterioration of the subject

property and promote the overall development of Dennis Township in accord with the Master Plan.

**Figure 11**

**Proposed Redevelopment Area**



**IMPLEMENTATION OF REDEVELOPMENT PLAN (NJSA 40A:12A-15).**

In accordance with the provisions of a redevelopment plan adopted pursuant to section 7 of P.L.1992, c.79 (C.40A:12A-7), a municipality or redevelopment entity may proceed with clearance, replanning, conservation, development, redevelopment and rehabilitation of an area in need of rehabilitation. With respect to a redevelopment project in an area in need of rehabilitation, the municipality or redevelopment entity, upon the adoption of a redevelopment plan for the area, may perform any of the actions set forth

Township of Dennis

Preliminary Investigation (Block 248, Lot 13)

in section 8 of P.L.1992, c.79 (C.40A:12A-8), except that with respect to such a project the municipality shall not have the power to take or acquire private property by condemnation in furtherance of a redevelopment plan, unless: a. the area is within (1) an area determined to be in need of redevelopment prior to the effective date of P.L.2013, c.159, or (2) a Condemnation Redevelopment Area and the municipality has complied with the notice requirements under subparagraph (e) of paragraph (5) of subsection b. of section 6 of P.L.1992, c.79 (C.40A:12A-6); or b. exercise of that power is authorized under any other law of this State.

DRAFT

## APPENDIX A – DENNIS TOWNSHIP RESOLUTION NO. 2025-77

**TOWNSHIP OF DENNIS**

**COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-77**

**RESOLUTION REQUESTING STUDY OF DESIGNATING BLOCK 248,  
LOT 13 (FORMERLY KNOWN AS THE DENNIS TOWNSHIP SOUTH  
SEAVILLE LANDFILL) WITHIN THE TOWNSHIP AS AN AREA IN  
NEED OF REHABILITATION**

**WHEREAS**, pursuant to the "Local Redevelopment and Housing Law," N.J.S.A. 40A:12A-1 et seq., a municipality may designate an area in need of rehabilitation; and,

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-14, a delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines by resolution that a program of rehabilitation, as defined in section 3 of P.L. 1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community, and that there exist in that area any of the following conditions such that:

- (1) A significant portion of the structures thereon are in a deteriorated or substandard condition;
- (2) More than half of the housing stock in the delineated area is at least 50 years old;
- (3) There is a pattern of vacancy, abandonment, or underutilization of properties in the area;
- (4) There is a persistent arrearage of property tax payments on properties in the area;
- (5) Environmental contamination is discouraging improvements and investment in properties in the area; or
- (6) A majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.

**WHEREAS**, prior to its cease of operations in 1984, Block 248, Lots 13 on the tax maps of the Township of Dennis (the "Area") housed the Dennis Township South Seaville Landfill; and

**WHEREAS**, the Area remains undeveloped; and

**WHEREAS**, in accordance with the LRHL the Township Committee of the Township of Dennis (the "*Township Committee*") has determined to investigate whether the Area should be designated as an "area in need of rehabilitation" as that term is defined in the LRHL; and

**RESOLUTION NO. 2025-77**  
**PAGE 2**

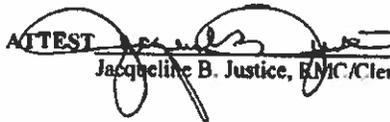
**WHEREAS**, in accordance with the requirements of *N.J.S.A. 40A:12A-14*, the Township Committee has determined that there is sufficient documentation that, with respect to the Area: environmental contamination is discouraging improvements and investment in properties in the Study Area (criteria (5)); and

**WHEREAS**, the designation of the Area by the Township as an area in need of rehabilitation is expected to promote the overall development of the Township in accordance with the requirements of *N.J.S.A. 40:12A-14*; and

**WHEREAS**, the Township Committee desires to conduct a preliminary investigation to determine if the Area qualifies as an area of in need of rehabilitation pursuant to *N.J.S.A. 40A:12A-14*; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of Dennis as Follows:

1. The Township Committee hereby authorizes the preliminary investigation (the "Study") of the Area to be performed by Randall Scheule, PP, AICP of Scheule Planning Solutions, LLC to determine that the Area qualifies as "an area in need of rehabilitation."

ATTEST  ATTEST   
Jacqueline B. Justice, EMC/Clerk                      Scott J. Turner, Deputy Mayor

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
VanArsdale		✓	✓			
Germanio	✓		✓			
Cox			✓			
Turner			✓			
Matalucci						✓

This is to certify that this is a true copy of a Resolution adopted by the Dennis Township Committee at their regular meeting held on April 08, 2025 at 5:30 p.m. at the Dennis Township Municipal Building located at 571 Petersburg Road, Dennisville, NJ.

ATTEST   
Jacqueline B. Justice, EMC/Clerk

**APPENDIX B - DENNIS TOWNSHIP RESOLUTION XXX  
(DESIGNATION)**

**RESOLUTION DESIGNATING BLOCK 248, LOT 13 (FORMERLY  
KNOWN AS THE DENNIS TOWNSHIP SOUTH SEAVILLE LANDFILL)  
WITHIN THE TOWNSHIP AS AN AREA IN NEED OF  
REHABILITATION**

**WHEREAS**, pursuant to the "Local Redevelopment and Housing Law," N.J.S.A. 40A:12A-1 et seq., a municipality may designate an area in need of rehabilitation; and,

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-14, a delineated area may be determined to be in need of rehabilitation if the governing body of the municipality determines by resolution that a program of rehabilitation, as defined in section 3 of P.L. 1992, c.79 (C.40A:12A-3), may be expected to prevent further deterioration and promote the overall development of the community, and that there exist in that area any of the following conditions such that:

- (1) A significant portion of the structures thereon are in a deteriorated or substandard condition;
- (2) More than half of the housing stock in the delineated area is at least 50 years old;
- (3) There is a pattern of vacancy, abandonment, or underutilization of properties in the area;
- (4) There is a persistent arrearage of property tax payments on properties in the area;
- (5) Environmental contamination is discouraging improvements and investment in properties in the area; or
- (6) A majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance.

**WHEREAS**, prior to its cease of operations in 1984, Block 248, Lots 13 on the tax maps of the Township of Dennis (the "Area") housed the Dennis Township South Seaville Landfill; and

**WHEREAS**, the Area remains undeveloped; and

**WHEREAS**, in accordance with the LRHL the Township Committee of the Township of Dennis (the "*Township Committee*") has determined to investigate whether the Area should be designated as an "area in need of rehabilitation" as that term is defined in the LRHL; and

**WHEREAS**, in accordance with the requirements of *NJS.A. 40A:12A-14*, the Township Committee has determined that there is sufficient documentation that, with respect to the Area: environmental contamination is discouraging improvements and investment in properties in the Study Area (criteria (5)); and

Township of Dennis

Preliminary Investigation (Block 248, Lot 13)

**WHEREAS**, the designation of the Study Area by the Township as an area in need of rehabilitation is expected to promote the overall development of the Township in accordance with the requirements of *N.J.S.A. 40: 12A-14*; and

**WHEREAS**, the Dennis Township Committee adopted a Resolution providing for the submittal of this resolution to the Consolidated Land Use Board for its review and recommendations on \_\_\_\_\_; and

**WHEREAS**, the Dennis Township Consolidated Land Use Board has reviewed the Resolution and recommended that the Area be determined to be in need of rehabilitation as set forth in criteria (5). "Environmental contamination is discouraging improvements and investment in properties in the area"; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of Dennis as Follows:

1. The Township Committee hereby designates the Area as "an area in need of rehabilitation."
2. The purpose of this designation is to promote and facilitate the overall development of the community, including the Area.
3. This Resolution shall take effect immediately upon transmittal by the Township Clerk of this Resolution to the Commissioner of the New Jersey Department of Community Affairs.

**Meeting Date:**

**APPROVED:**

---

**APPENDIX B1 - DENNIS TOWNSHIP RESOLUTION XXX  
(DESIGNATION)**

**RESOLUTION DECLARING BLOCK 248, LOT 13 (FORMERLY  
KNOWN AS THE DENNIS TOWNSHIP SOUTH SEAVILLE LANDFILL)  
AS AN AREA IN NEED OF REHABILITATION**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "Redevelopment Law") provides a mechanism to empower and assist local governments to promote the advancement of community interests through programs of redevelopment for the expansion and improvement of commercial, industrial, residential, and civic facilities; and

**WHEREAS**, the Redevelopment Law empowers the Township of Dennis ("Township"), by and through its Township Council (the "Township Committee"), to delineate an area within the Township as an area in need of rehabilitation if the area qualifies under one of the criteria enumerated under N.J.S.A. 40A:12A-14; and

**WHEREAS**, [Township Committee] directed the [Township planner/planning firm/engineer/clerk], [name of entity performing study] ("[reference name of study entity]"), to conduct a preliminary investigation to determine if the Block 248, Lot 13 (formerly known as the Dennis Township South Seaville Landfill ("Study Area")), as described in the attached boundary map, and which is generally bounded by Kings Highway to the east and Woodbine Boulevard to the west, qualifies as an area in need of rehabilitation pursuant to N.J.S.A. 40A-12A-14; and

**WHEREAS**, [study entity's] findings, presented in a [letter/report/plan] entitled "[title of letter/report/plan]" dated [date of letter/report/plan], attached herewith as Exhibit A ("[study entity] Report"); and

**WHEREAS**, the [study entity] report concludes that because Environmental contamination is discouraging improvements and investments in the Property, the Study Area qualifies as an area in need of rehabilitation under the Redevelopment Law; and

**WHEREAS**, the Township Committee desires to refer the Study Report and the draft Resolution to the Consolidated Land Use Board for review and comment.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of Dennis as Follows:

4. The Township Committee hereby refers the Study Report and Resolution to the Consolidated Land Use Board for its review and recommendations in accordance with the LRHL.
5. This Resolution shall take effect immediately upon passage.

**Meeting Date:**

**APPROVED:**

---

**Exhibit A**

[Attach report/study/plan]

DRAFT

**TOWNSHIP OF DENNIS**

**COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-134**

**RESOLUTION AUTHORIZING AN EXTENSION OF THE MINING PERMIT FOR  
PIERSON PLEASANTVILLE, LLC**

**WHEREAS**, Pierson Pleasantville, LLC has been issued a mining permit which expired on December 31, 2023; and

**WHEREAS**, due to difficulties the application process has been delayed; and

**WHEREAS**, the Township has received a request from Pierson Pleasantville, LLC for an extension of their Mining Permit to allow them time to complete the required items and submit them to the Land Use Board for their review and recommendation.

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Dennis, County of Cape May, State of New Jersey, that the permit heretofore issued to Pierson Pleasantville, LLC for a mining operation be and is hereby extended until October 31, 2025.

**ATTEST** \_\_\_\_\_ **ATTEST** \_\_\_\_\_  
Jacqueline B. Justice, RMC/Clerk                      Zeth A. Matalucci, Mayor

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
VanArtsdalen						
Germanio						
Cox						
Turner						
Matalucci						

This is to certify that this is a true copy of a Resolution adopted by the Dennis Township Committee at their regular meeting held on September 09, 2025 at 5:30 p.m. at the Dennis Township Municipal Building located at 571 Petersburg Road, Dennisville, NJ.

**ATTEST** \_\_\_\_\_  
Jacqueline B. Justice, RMC/Clerk

**TOWNSHIP OF DENNIS**

**COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-135**

**RESOLUTION AUTHORIZING VARIOUS REFUNDS OF  
RECREATION PAYMENTS**

**WHEREAS**, the Recreation Director has notified the Municipal Clerk of the need for refunds of a Recreation Payments; and

**WHEREAS**, the payments were completed thru RecDesk.

**NOW, THEREFORE BE IT RESOLVED**, by the governing body of the Township of Dennis, County of Cape May, State of New Jersey, that the Chief Finance Officer is hereby authorized and directed to facilitate the refund of the following payments thru RecDesk:

Tiffany Pastuck                      \$115.00                      Stacey Brown                      \$45.00

**ATTEST** \_\_\_\_\_ **ATTEST** \_\_\_\_\_  
Jacqueline B. Justice, RMC/Clerk                      Zeth A. Matalucci, Mayor

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
VanArtsdalen						
Germanio						
Cox						
Turner						
Matalucci						

This is to certify that this is a true copy of a Resolution adopted by the Dennis Township Committee at their regular meeting held on September 09, 2025 at 5:30 p.m. at the Dennis Township Municipal Building located at 571 Petersburg Road, Dennisville, NJ.

**ATTEST** \_\_\_\_\_  
Jacqueline B. Justice, RMC/Clerk

**TOWNSHIP OF DENNIS**

**COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-136**

**RESOLUTION AUTHORIZING THE CANCELLATION OF A  
GENERAL CHECKING ACCOUNT CHECK**

**WHEREAS**, the following check was issued from the Township of Dennis General Checking Account to the wrong vendor:

**General Checking Account:**

<u>Check No.</u>	<u>Date</u>	<u>Amount</u>	<u>Void Reason</u>	<u>Account</u>
049644	08/12/25	14.24	Void	General Checking

**WHEREAS**, it is the desire of the Chief Finance Officer to void the above referenced check.

**NOW, THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Dennis, County of Cape May, State of New Jersey, that the Chief Financial Officer be and is hereby authorized and directed to void the check listed herein.

**ATTEST** \_\_\_\_\_ **ATTEST** \_\_\_\_\_  
Jacqueline B. Justice, RMC/Clerk Zeth A. Matalucci, Mayor

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
VanArtsdalen						
Germanio						
Cox						
Turner						
Matalucci						

This is to certify that this is a true copy of a Resolution adopted by the Dennis Township Committee at their regular meeting held on September 09, 2025 at 5:30 p.m. at the Dennis Township Municipal Building located at 571 Petersburg Road, Dennisville, NJ.

**ATTEST** \_\_\_\_\_  
Jacqueline B. Justice, RMC/Clerk

**TOWNSHIP OF DENNIS**

**COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-137**

**RESOLUTION AUTHORIZING THE AGREEMENT BETWEEN THE TOWNSHIP ADMINISTRATOR/CHIEF FINANCE OFFICER AND THE TOWNSHIP OF DENNIS**

**WHEREAS**, the Governing Body has previously appointed Jessica Bishop as the Township Administrator/Chief Finance Officer; and

**WHEREAS**, the Governing Body wishes to enter into an agreement with Ms. Bishop for her services as Township Administrator/Chief Finance Officer; and

**WHEREAS**, the parties have negotiated the terms and conditions of the agreement and desire to formalize the employment relationship.

**NOW, THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Dennis, County of Cape May, State of New Jersey, that the Mayor be and hereby is authorized to execute an agreement with Jessica Bishop for her services as Township Administrator/Chief Finance Officer effective 08/25/2025.

**ATTEST** \_\_\_\_\_ **ATTEST** \_\_\_\_\_  
Jacqueline B. Justice, RMC/Clerk                      Zeth A. Matalucci, Mayor

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
VanArtsdalen						
Germanio						
Cox						
Turner						
Matalucci						

This is to certify that this is a true copy of a Resolution adopted by the Dennis Township Committee at their regular meeting held on September 09, 2025 at 5:30 p.m. at the Dennis Township Municipal Building located at 571 Petersburg Road, Dennisville, NJ.

**ATTEST** \_\_\_\_\_  
**Jacqueline B. Justice, RMC/Clerk**

**TOWNSHIP OF DENNIS**

**COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-138**

**RESOLUTION AUTHORIZING THE REVERSAL & REFUND OF AN  
ELECTRONIC TAX PAYMENT MADE IN ERROR**

**WHEREAS**, the Tax Collector has notified the Municipal Clerk of the need for a reversal and refund of an electronic tax payment made in error; and

**WHEREAS**, the payment was completed thru the Edmunds Web Inquiry Payment Portal (WIPP) and funds were removed from the wrong individuals bank account.

**NOW, THEREFORE BE IT RESOLVED**, by the governing body of the Township of Dennis, County of Cape May, State of New Jersey, that the Tax Collector and Chief Finance Officer are hereby authorized and directed to facilitate the reversal and refund of the following WIPP payment:

Susan Donahue                      \$2,100.15

**ATTEST** \_\_\_\_\_ **ATTEST** \_\_\_\_\_  
Jacqueline B. Justice, RMC/Clerk                      Zeth A. Matalucci, Mayor

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
VanArtsdalen						
Germanio						
Cox						
Turner						
Matalucci						

This is to certify that this is a true copy of a Resolution adopted by the Dennis Township Committee at their regular meeting held on September 09, 2025 at 5:30 p.m. at the Dennis Township Municipal Building located at 571 Petersburg Road, Dennisville, NJ.

**ATTEST** \_\_\_\_\_  
Jacqueline B. Justice, RMC/Clerk

**TOWNSHIP OF DENNIS**

**COUNTY OF CAPE MAY  
STATE OF NEW JERSEY**

**RESOLUTION NO. 2025-139**

**RESOLUTION AUTHORIZING THE EXECUTION OF A  
PROMISE OF INDEMNIFICATION WITH THE COUNTY OF CAPE MAY  
FOR THE TEMPORARY PLACEMENT OF HOLIDAY WREATHS ABOVE  
PETERSBURG ROAD AND MAIN STREET IN DENNISVILLE**

**WHEREAS**, the Township has requested that the County of Cape May permit temporary placement of holiday wreaths on utility poles above portions of County Route 610 (Petersburg Road and Main Street) in Dennisville; and

**WHEREAS**, the Holiday Wreath Project would last approximately November 22, 2025 thru January 10, 2026; and

**WHEREAS**, the Township has been notified by the County Engineer that the County requires the Township to execute a Promise of Indemnification in order to process our request.

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Dennis, County of Cape May, State of New Jersey, that the Mayor and Clerk are hereby authorized and directed to execute the Promise of Indemnification so that the County of Cape May can approve the temporary placement of Holiday Wreaths above a portion of County Route 610 (Petersburg Road and Main Street) in Dennisville.

**BE IT FURTHER RESOLVED**, that a certified copy of this resolution shall accompany the executed Promise of Indemnification to the County Engineer's Office.

**ATTEST** \_\_\_\_\_ **ATTEST** \_\_\_\_\_  
Jacqueline B. Justice, RMC/Clerk                      Zeth A. Matalucci, Mayor

	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
VanArtsdalen						
Germanio						
Cox						
Turner						
Matalucci						

**RESOLUTION NO. 2025-139**  
**PAGE 2**

This is to certify that this is a true copy of a Resolution adopted by the Dennis Township Committee at their regular meeting held on September 09, 2025 at 5:30 p.m. at the Dennis Township Municipal Building located at 571 Petersburg Road, Dennisville, NJ.

**ATTEST** \_\_\_\_\_  
**Jacqueline B. Justice, RMC/Clerk**

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

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk Enc Date Date	First Rcvd	Chk/Void	Invoice	1099
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**00364 ACME (SUPERVALU)**

25-00057	01/03/25 2025 SENIOR SUPPLIES		80.43	5-01-28-372-021	R	08/18/25	08/18/25		N
13	2025 SENIOR SUPPLIES 8/12/25		111.53	5-01-28-372-021	R	09/04/25	09/04/25		N
14	2025 SENIOR SUPPLIES 8/26/25		191.96						
Vendor Total:			191.96						

**00706 ADVANTAGE EQUIPMENT SALES**

25-00079	01/03/25 2025 PW MISC. SUPPLIES	B	46.89	5-01-26-290-036	R	05/08/25	09/04/25	1248609	N
8	2025 PW MISC. SUPPLIES		14.24	5-01-26-290-036	R	05/08/25	09/04/25	195522	N
9	2025 PW MISC. SUPPLIES		61.13						
Vendor Total:			61.13						

**01201 ATLANTIC CITY ELECTRIC**

25-00005	01/03/25 2025 ELECTRIC		5,763.57	5-01-31-430-071	R	08/21/25	08/21/25		N
15	AUG 2025 ELECTRIC								
Vendor Total:			5,763.57						

**01770 AMAZON.COM SERVICES, INC.**

25-00069	01/03/25 2025 MISC. OFFICE SUPPLIES		93.79	5-01-20-145-036	R	09/08/25	09/08/25	1XHV-091N-L6CG	N
14	AUG 2025 OFFICE SUPPLIES		506.18	5-01-26-290-036	R				
			44.48	5-01-26-310-052					
			251.15	6-02-41-901-030					
15	AUG 2025 OFFICE SUPPLIES		8.34	T-05-00-000-202	R	09/08/25	09/08/25	1XHV-091N-L6CG	N

Vendor #	Name	Contract	PO Type	Acct Type	Description	Stat/chk	First Rcvd	Chk/Void	1099
PO #	PO Date	Description	Amount	Charge Account		Enc Date	Date	Invoice	Excl

01770 AMAZON.COM SERVICES, INC. Continued

25-00069	01/03/25	2025 MISC. OFFICE SUPPLIES	Continued						
			224.94	T-05-00-000-208	B RECREATION TRUST - SOCCER ASSOCIATION				
			1,128.88						
		Vendor Total:	1,128.88						

02095 ANIMAL CONTROL OF SOUTH JERSEY

25-00017	01/03/25	2025 ANIMAL CONTROL		B					
10 SEPT 2025		ANIMAL CONTROL	700.00	5-01-27-340-029	B ANIMAL CONTROL - CONTRACTS	R	01/03/25	08/18/25	
		Vendor Total:	700.00						

02540 CLEAN MAXX COMMERCIAL OFFICE

25-00107	01/03/25	2025 OFFICE CLEANING		B					
10 AUG 2025		OFFICE CLEANING	3,880.00	5-01-26-310-052	B BUILDINGS & GROUNDS - OTHER CONTRACTS	R	05/05/25	09/04/25	142
		Vendor Total:	3,880.00						

03871 THE BANK OF NEW YORK MELLON

25-00149	02/26/25	GENERAL OBLIGATION 2015							
2		GENERAL OBLIGATION INTEREST	3,325.00	5-01-45-930-104	B INTEREST ON BONDS	R	02/26/25	08/18/25	N
3		GENERAL OBLIGATION PRINCIPAL	280,000.00	5-01-45-920-104	B PAYMENT OF BOND PRINCIPAL	R	02/26/25	08/18/25	N
			283,325.00						
		Vendor Total:	283,325.00						

03930 BAYSHORE SIGNS & MEMORIALS

25-00330	07/22/25	LETTERING FOR TRUCKS							
1		LETTERING FOR TRUCKS	1,100.00	5-01-26-290-025	B PUBLIC WORKS - VEHICLE MAINTENANCE	R	07/22/25	09/08/25	N
		Vendor Total:	1,100.00						

05411 BLAUER ASSOCIATES

22-00417	11/07/22	REC 2023 ADA GRANT APP							
15		REC PLAYGROUND 2023 ADA GRANT	600.00	5-01-55-900-001	B NON-BUDGET ACT FOR PRIOR A/P	R	08/18/25	08/18/25	13
		Vendor Total:	600.00						

Vendor #	Name	Contract	PO Type	Acct Type	Description	Stat/chk	First Rcvd	Chk/Void	Invoice	1099
PO #	PO Date	Description	Amount	Charge Account	Item Description	Enc Date	Date	Date		Exc]
<b>06307 KATHRYN M. RIDGE</b>										
25-00252	06/04/25	YOGA CLASS 7/7&14 & 8/4&11	100.00	5-01-28-372-021	B SENIOR CENTER - OFFICE SUPPLIES	R	08/21/25	08/21/25		N
2	YOGA CLASS 9/8 & 9/15/25									
Vendor Total:			100.00							
<b>07700 CAPE MAY COUNTY M.U.A.</b>										
25-00019	01/03/25	2025 TIPPING FEES	23,326.09	5-01-32-465-078	B LANDFILL DISPOSAL COSTS	R	08/21/25	08/21/25	29082	N
7	JULY 2025 TIPPING FEES									
Vendor Total:			23,326.09							
<b>07706 CAPE MAY COUNTY P.W.A.</b>										
25-00018	01/03/25	2025 FUEL RESALE	2,181.66	5-01-31-460-074	B UTILITIES OTHER - GASOLINE & DIESEL FUEL	R	09/08/25	09/08/25		N
7	JULY 2025 FUEL RESALE									
Vendor Total:			2,181.66							
<b>08649 PRO PHOENIX CORPORATION</b>										
25-00344	08/18/25	ANNUAL MAINTENANCE & SUPPORT	7,400.66	T-21-00-000-201	B FIRE SAFETY AND PREVENTION - O/E	R	08/18/25	08/21/25		N
1	PHOENIX ANNUAL MAINTENANCE &									
Vendor Total:			7,400.66							
<b>08653 CHERRY VALLEY TRACTOR SALES</b>										
25-00338	08/01/25	2025 LAWN MOWER PARTS	438.70	5-01-26-290-023	B PUBLIC WORKS - EQUIPMENT/SMALL TOOLS	R	08/01/25	09/04/25	43572D	N
1	2025 LAWN MOWER PARTS									
Vendor Total:			438.70							
<b>09666 CODY'S POWER EQUIPMENT</b>										
25-00091	01/03/25	2025 PW MISC. SUPPLIES	284.30	5-01-26-290-036	B PUBLIC WORKS - SUPPLIES	R	08/01/25	09/04/25	104915	N
9	2025 PW MISC. SUPPLIES		125.95	5-01-26-290-036	B PUBLIC WORKS - SUPPLIES	R	08/01/25	09/04/25	105099	N
10	2025 PW MISC. SUPPLIES		410.25							
Vendor Total:			410.25							



Vendor #	Name	PO #	PO Date	Description	Amount	Contract	PO Type	Charge Account	Acct Type	Description	Stat/Chk	First Rcvd	Enc Date	Date	Chk/Void	Invoice	1099		
<b>12045 DELTA DENTAL OF NJ</b>																			
25-00021		01/03/25	2025	DENTAL COVERAGE	2,440.52	5-01-23-220-092			B	EMPLOYEE GROUP INSURANCE	R	08/21/25	09/08/25			PM00001184233	N		
8 SEPT 2025				DENTAL COVERAGE															
Vendor Total:					2,440.52														
<b>12099 SHEREE L. DEVER</b>																			
25-00040		01/03/25	2025	RETIRED EMPLOYEE REIMB.	555.00	5-01-23-220-092			B	EMPLOYEE GROUP INSURANCE	R	01/03/25	08/18/25				N		
3 3RD QRT 2025				RETIREE REIMB.															
Vendor Total:					555.00														
<b>12694 LARRY C. DIXON</b>																			
25-00041		01/03/25	2025	RETIRED EMPLOYEE REIMB.	185.00	5-01-23-220-092			B	EMPLOYEE GROUP INSURANCE	R	01/03/25	08/18/25				N		
10 SEPT 2025				RETIRED EMP. REIMB.															
Vendor Total:					185.00														
<b>20751 MONTIUB</b>																			
25-00358		09/04/25	GENERAL OBLIGATION BONDS POST	500.00	5-01-20-130-029				B	FINANCIAL ADMIN - OTHER CONTRACTUAL	R	09/04/25	09/04/25				N		
1 ELECTRONIC BAN POSTING																			
Vendor Total:					500.00														
<b>21425 FRALINGER ENGINEERING, PA</b>																			
24-00401		09/30/24	2024	VARIOUS ROADS CAPITAL IMP	15,340.25	C-04-55-024-116			B	24-06 ROADWAYS	R	09/30/24	09/04/25			90088	N		
12 2024				VARIOUS ROADS CAPITAL IMP															
Vendor Total:					15,340.25														
<b>25-00032 01/03/25 2025 ENGINEERING SERVICES</b>																			
13 AUG 2025				ENGINEERING SERVICES	2,320.00	5-01-20-165-028			B	ENGINEERING SERVICES- O/E	R	06/05/25	09/04/25			90087	N		
Vendor Total:					2,320.00														
<b>25-00033 01/03/25 2025 ESCROW ENGINEERING</b>																			
35 2025				ESCROW ENGINEERING	760.00	P-00118			P	OLSON, ALEXIS	R	09/04/25	09/04/25			87163	N		
36 2025				ESCROW ENGINEERING	522.50	P-00117			P	SOMERS, KIMBERLY	R	09/04/25	09/04/25			87162	N		

Vendor #	Name	PO #	PO Date	Description	Amount	Contract	PO Type	Change Account	Acct Type	Description	Stat/chk	First Rcvd	Enc Date	Date	chk/Void	Invoice	1099	
21425	FRALINGER ENGINEERING, PA					Continued												
25-00033	01/03/25 2025 ESCROW ENGINEERING				1,472.50	Continued												
37	2025 ESCROW ENGINEERING				2,755.00	E-00075				P WES, PAIGE, FORD LLC	R	09/04/25	09/04/25		87161		N	
				Vendor Total:	20,415.25													
21487	FMV GRAPHX																	
25-00255	05/20/25 2025 SUMMER CAMP SHIRTS				162.00													
2	2025 BANANAS									B RECREATION TRUST - NATIONAL NIGHT OUT	R	08/18/25	08/21/25				N	
				Vendor Total:	162.00													
21630	THE FINAL TOUCH																	
25-00351	08/20/25 SOCCER JERSEYS 11-13 YO				468.00													
1	SOCCER JERSEYS 11-13 YO									B RECREATION TRUST - SOCCER ASSOCIATION	R	08/20/25	09/04/25				N	
				Vendor Total:	468.00													
22899	GARDNER TRUE VALUE HARDWARE																	
25-00077	01/03/25 2025 PW MISC. SUPPLIES				294.46													
9	JULY 2025 PW MISC. SUPPLIES									B PUBLIC WORKS - SUPPLIES	R	05/05/25	09/04/25				N	
				Vendor Total:	294.46													
22916	ERIC M. KRIZE ELECTRICAL																	
25-00065	01/03/25 2025 MISC. ELECTRICAL REPAIRS				635.98													
14	2025 MISC. ELECTRICAL REPAIRS									B BUILDINGS & GROUNDS - REPAIRS	R	09/08/25	09/08/25			114469	N	
				Vendor Total:	635.98													
23450	THE GEM GROCERY & GAS																	
25-00059	01/03/25 2025 SENIOR SUPPLIES				54.97													
2	2025 SENIOR SUPPLIES 8/30/25									B SENIOR CENTER - OFFICE SUPPLIES	R	09/04/25	09/04/25				N	
				Vendor Total:	54.97													



Vendor #	Name	Contract	PO Type	Acct Type	Description	Stat	Chk	Enc	First Rcvd	Chk/Void	Invoice	1099
PO #	PO Date	Description	Amount	Charge Account	Acct Type Description				Date	Date	Date	Excl
<b>26677 HUNTER KEYSTONE PETERBILT</b>												
25-00350	08/20/25	peterbilt trash truck repair	341.20	5-01-26-310-028	B BUILDINGS & GROUNDS - REPAIRS	R			08/20/25	09/04/25	R206018255:01	N
1		peterbilt trash truck repair	341.20									
Vendor Total:			341.20									
<b>27228 MICHELE T. HEIM</b>												
25-00044	01/03/25	2025 RETIRED EMPLOYEE REIMB.	1,110.00	5-01-23-220-092	B EMPLOYEE GROUP INSURANCE	R			01/03/25	08/18/25		N
3		3RD QRT 2025 RETIREE REIMB.	1,110.00									
Vendor Total:			1,110.00									
<b>27278 CAPE MAY COUNTY HERALD</b>												
25-00026	01/03/25	2025 PUBLIC NOTICES	729.73	5-01-20-120-021	B TOWNSHIP CLERK - LEGAL ADVERTISING	R			09/08/25	09/08/25		N
7		AUG 2025 PUBLIC NOTICES	729.73									
Vendor Total:			729.73									
<b>28726 ROY J. HOPE</b>												
25-00045	01/03/25	2025 RETIRED EMPLOYEE REIMB.	370.00	5-01-23-220-092	B EMPLOYEE GROUP INSURANCE	R			01/03/25	08/18/25		N
10		SEPT 2025 RETIRED EMP. REIMB.	370.00									
Vendor Total:			370.00									
<b>34268 CRISTINA JAMISON</b>												
25-00183	04/03/25	EMPLOYEE REIMBURSEMENT	984.60	T-05-00-000-202	B RECREATION TRUST - SUMMER CAMP	R			08/20/25	08/20/25		N
2		CAMP DINNER REIMBURSEMENT	984.60									
Vendor Total:			984.60									
<b>34559 MAPA AUTO PARTS</b>												
25-00087	01/03/25	2025 PW MISC. SUPPLIES	484.76	5-01-26-290-036	B PUBLIC WORKS - SUPPLIES	R			07/30/25	09/04/25		N
7		JULY 2025 PW MISC. SUPPLIES	484.76									
Vendor Total:			484.76									

Vendor #	Name	PO #	PO Date	Description	Amount	Contract	PO Type	Charge Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
<b>36416 JP MONZO MUNICIPAL CONSULTING</b>																
25-00218		05/08/25	2025	CFO WEBINARS												
		3 11/6/25		DLGS BUDGET REVIEW	50.00	5-01-20-130-042			B	FINANCIAL ADMIN - EDUCATION/TRAIN	R	08/27/25	08/27/25			N
Vendor Total: 50.00																
<b>40079 KO PEST CONTROL</b>																
25-00300		06/12/25		SPOTTED LANTERN FLY TREATMENT			B									
		3		SPOTTED LANTERN FLY TREATMENT	1,050.00	G-02-41-621-011			B	SPOTTED LANTERNFLY REIMBURSEMENT PROGRAM	R	06/12/25	08/18/25			N
		4		SPOTTED LANTERN FLY TREATMENT	2,100.00	G-02-41-621-011			B	SPOTTED LANTERNFLY REIMBURSEMENT PROGRAM	R	06/12/25	09/08/25			N
Vendor Total: 3,150.00																
<b>42428 EDWARD F. LETIH, JR.</b>																
25-00046		01/03/25	2025	RETIRED EMPLOYEE REIMB.			B									
		10 SEPT 2025		RETIRED EMP. REIMB.	185.00	5-01-23-220-092			B	EMPLOYEE GROUP INSURANCE	R	01/03/25	08/18/25			N
Vendor Total: 185.00																
<b>42510 MICHAEL SPENCER</b>																
25-00345		08/19/25	100%	VET REFUND B-87, L-13												
		1		100% VET REFUND B-87, L-13	1,427.98	5-01-205-55-500-031			G	TAX OVERPAYMENTS	R	08/19/25	09/04/25			N
		2		RESOLUTION NO. 2025-125	0.00	5-01-205-55-500-031			G	TAX OVERPAYMENTS	R	08/19/25	09/04/25			N
Vendor Total: 1,427.98																
<b>43565 GARRETT &amp; BATASTINI PA</b>																
25-00034		01/03/25	2025	ESCROW ENGINEERING												
		12		2025 ESCROW ENGINEERING	375.00	P-00118			P	OLSON, ALEXIS	R	09/04/25	09/04/25		5771	N
		13		2025 ESCROW ENGINEERING	375.00	E-00075			P	WES, PAIGE, FORD LLC	R	09/04/25	09/04/25		5770	N
Vendor Total: 750.00																
25-00035		01/03/25	2025	CLUB ATTORNEY			B									
		10 AUG 2025		CLUB ATTORNEY	500.00	5-01-21-185-027			B	PLANNING & ZONING - LEGAL SERVICES	R	06/05/25	09/04/25		5772	N
Vendor Total: 1,250.00																





Vendor #	Name	Contract	PO Type	Acct Type	Description	Stat/chk	First Rcvd	chk/void	Invoice	1099
PO #	PO Date	Description	Amount	Charge Account	Enc Date	date	date	date	date	EXCL
<b>68730 SHARON SCHELLINGER</b>										
25-00043	01/03/25	2025 RETIRED EMPLOYEE REIMB.	555.00	5-01-23-220-092		R	01/03/25	08/18/25		N
3	3RD QRT 2025	RETIREE REIMB.	555.00							
Vendor Total:			555.00							
<b>68985 SEA ISLE CITY</b>										
25-00014	01/03/25	2025 COURT FEE REVENUE SHARE	2,015.61	5-01-08-180-104		R	08/18/25	08/18/25		N
3	JULY 2025	FEE REVENUE SHARE	2,015.61							
Vendor Total:			2,015.61							
<b>68986 SEASHORE ASPHALT CORP.</b>										
25-00085	01/03/25	2025 PW MISC. SUPPLIES	176.55	5-01-26-290-036		R	08/01/25	09/04/25	75199	N
10	2025	PW MISC. SUPPLIES	176.55							
Vendor Total:			176.55							
<b>69704 ARIZENT</b>										
25-00357	09/04/25	BOND LEGAL AD	2,268.00	5-01-20-155-027		R	09/04/25	09/08/25	ADV17269	N
1		BOND LEGAL AD	2,268.00							
Vendor Total:			2,268.00							
<b>70559 SOUTH JERSEY GAS</b>										
25-00004	01/03/25	2025 NATURAL GAS UTILITY	83.38	5-01-31-446-070		R	09/08/25	09/08/25		N
8	AUG 2025	NATURAL GAS UTILITY	83.38							
Vendor Total:			83.38							
<b>71040 S.S.C.I.</b>										
25-00030	01/03/25	2025 BACKGROUND CHECKS	220.00	5-01-28-370-036		R	01/03/25	09/04/25	61102	N
13	2025	BACKGROUND CHECKS	220.00							
Vendor Total:			220.00							

Vendor #	Name	Contract	PO Type	Acct Type	Description	Stat/chk	First Rcvd	Chk/Void	Invoice	1099
PO #	PO Date	Description	Amount	Change Account			Enc Date	Date		Excl
Item Description										
<b>71173 STANDARD AND POOR'S</b>										
25-00337	07/30/25	2025 G/O BOND RATING	19,850.00	C-04-55-024-115	B 24-06 PUBLIC WORKS	R	07/30/25	08/18/25		N
1	2025	G/O BOND RATING								
Vendor Total:			19,850.00							
<b>71185 STAPLES ADVANTAGE</b>										
25-00002	01/03/25	2025 OFFICE SUPPLIES	202.45	5-01-20-120-036	B TOWNSHIP CLERK - OFFICE SUPPLIES	R	08/18/25	08/18/25	7006271333	N
9	JULY 2025	OFFICE SUPPLIES	246.47	5-01-20-140-021	B COMPUTER TECHNOLOGY - O/E	R	08/18/25	08/18/25	7006271333	N
10	JULY 2025	OFFICE SUPPLIES	448.92							
Vendor Total:			448.92							
<b>71191 STATE OF NEW JERSEY</b>										
25-00341	08/13/25	STATE PLAN 4F DEFICIT ASSESSMT	264.61	5-01-23-215-090	B WORKERS COMPENSATION INSURANCE	R	08/13/25	08/18/25		N
1	STATE PLAN 4F	DEFICIT ASSESSMT								
Vendor Total:			264.61							
<b>71610 CAROLYN P. SWAGLER</b>										
25-00049	01/03/25	2025 RETIRED EMPLOYEE REIMB.	185.00	5-01-23-220-092	B EMPLOYEE GROUP INSURANCE	R	01/03/25	08/18/25		N
10	SEPT 2025	RETIRED EMP. REIMB.								
Vendor Total:			185.00							
<b>72327 TAX COLLECTOR &amp; TREASURER NJ</b>										
25-00354	08/25/25	STAY NJ PROPERTY TAX WEBINAR	50.00	5-01-20-145-042	B TAX COLLECTION - EDUCATION/TRAIN	R	08/25/25	09/04/25		N
1	STAY NJ	PROPERTY TAX WEBINAR								
Vendor Total:			50.00							
<b>78661 BSN SPORTS, INC.</b>										
25-00352	08/21/25	SPORTS BALLS	839.70	T-05-00-000-208	B RECREATION TRUST - SOCCER ASSOCIATION	R	08/21/25	09/04/25		N
1	SOCCER	BALLS								
Vendor Total:			839.70							

Vendor #	Name	Contract #	PO Type	Acct Type	Description	Stat/Chk	First Rcvd	Chk/Void	Invoice	1099
PO #	PO Date	Description	Amount	Charge Account	Acct Type	Description	Enc Date	Date	Invoice	Excl
<b>78661 BSN SPORTS, INC.</b>										
25-00352	08/21/25	SPORTS BALLS	841.38	T-05-00-000-208	B	RECREATION TRUST - SOCCER ASSOCIATION	R	08/21/25	09/04/25	N
2		BASEBALLS/SOFTBALLS	1,681.08							
Vendor Total:			1,681.08							
<b>81067 VISION SERVICE PLAN</b>										
25-00022	01/03/25	2025 VISION COVERAGE	760.72	5-01-23-220-092	B	EMPLOYEE GROUP INSURANCE	R	09/08/25	09/08/25	N
8	SEPT 2025	VISION COVERAGE	760.72							
Vendor Total:			760.72							
<b>83868 W. B. MASON CO., INC.</b>										
25-00332	07/25/25	2025 DRINKING WATER DELIVERY	46.95	5-01-26-310-052	B	BUILDINGS & GROUNDS - OTHER CONTRACTS	R	08/27/25	08/27/25	N
2	2025	DRINKING WATER DELIVERY	80.90	5-01-26-310-052	B	BUILDINGS & GROUNDS - OTHER CONTRACTS	R	08/27/25	08/27/25	N
3	2025	DRINKING WATER DELIVERY	127.85							
Vendor Total:			127.85							
<b>89614 CINTAS</b>										
25-00082	01/03/25	2025 PW FIRST AID	80.73	5-01-26-290-036	B	PUBLIC WORKS - SUPPLIES	R	01/03/25	09/04/25	N
3	2025	PW FIRST AID	111.27	5-01-26-290-036	B	PUBLIC WORKS - SUPPLIES	R	01/03/25	09/04/25	N
4	2025	PW FIRST AID	192.00							
Vendor Total:			192.00							
<b>999157 KIRA PITTALUGA &amp; SHANE PINCKNEY</b>										
25-00346	08/19/25	REFUND DUP PYMT B-255, L-7	1,245.23	5-01-205-55-500-031	G	TAX OVERPAYMENTS	R	08/19/25	09/04/25	N
1	REFUND DUP PYMT B-255, L-7		0.00	5-01-205-55-500-031	G	TAX OVERPAYMENTS	R	08/19/25	09/04/25	N
2	RESOLUTION NO. 2025-126		1,245.23							
Vendor Total:			1,245.23							



Totals by Year-Fund									
Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Project Total	Total	
	4-01	1,057.38	0.00	1,057.38	0.00	0.00	0.00	1,057.38	
	5-01	441,654.69	0.00	441,654.69	2,015.61	1,201,600.92	0.00	1,645,271.22	
	5-18	0.00	0.00	0.00	0.00	0.00	1,657.50	1,657.50	
	5-75	0.00	0.00	0.00	0.00	0.00	1,847.50	1,847.50	
	Year Total:	441,654.69	0.00	441,654.69	2,015.61	1,201,600.92	3,505.00	1,648,776.22	
GENERAL CAPITAL FUND	C-04	44,837.50	0.00	44,837.50	0.00	0.00	0.00	44,837.50	
	G-02	3,401.15	0.00	3,401.15	0.00	0.00	0.00	3,401.15	
RECREATION TRUST FUND	T-05	8,145.52	0.00	8,145.52	0.00	0.00	0.00	8,145.52	
DOG TRUST FUND	T-13	2.40	0.00	2.40	0.00	0.00	0.00	2.40	
FIRE SAFETY AND PREVENTION	T-21	7,400.66	0.00	7,400.66	0.00	0.00	0.00	7,400.66	
	Year Total:	15,548.58	0.00	15,548.58	0.00	0.00	0.00	15,548.58	
Total of All Funds:		506,499.30	0.00	506,499.30	2,015.61	1,201,600.92	3,505.00	1,713,620.83	

Project Description	Project No.	Rcvd Total	Held Total	Project Total
WES, PAIGE, FORD LLC	E-00075	1,847.50	0.00	1,847.50
SOMERS, KIMBERLY	P-00117	522.50	0.00	522.50
OLSON, ALEXIS	P-00118	1,135.00	0.00	1,135.00
Total of All Projects:		<u>3,505.00</u>	<u>0.00</u>	<u>3,505.00</u>



**MAYOR**  
 ZETH A. MATALUCCI  
 911 Coordinator Fire & Rescue  
 Administration, Construction, Tax  
 Offices, Emergency Management  
 Public Safety Public Works  
 Revenue & Finance Senior Center

**Deputy Mayor**  
 SCOTT J. TURNER  
 Public Works, Environmental  
 Commission, Tax Offices, Land  
 Use Board, Revenue & Finance,  
 Museum & Historical Center

**COMMITTEE MEMBER**  
 FRANK L. GERMANIO  
 Administration, Municipal Court,  
 Board of Health, Construction,  
 Grants & Cultural, Revenue &  
 Finance, Heritage and  
 Senior Center

**COMMITTEE MEMBER**  
 TOM VANARTSDALEN  
 Construction, Code Enforcement  
 Environmental Commission  
 Recreation, Clean Communities,  
 Grants and Cultural & Heritage

**COMMITTEE MEMBER**  
 MATTHEW COX  
 Municipal Alliance Municipal Court  
 Recreation Department, Code  
 Enforcement, Clean Communities &  
 School Liaison

**MUNICIPAL CLERK**  
 JACQUELINE B. JUSTICE, RMC

**ADMINISTRATOR**  
 JESSICA BISHOP

571 Petersburg Rd. P.O. Box 204 Dennisville, N.J. 08214 (609) 861-9700 Fax: (609) 861-9719

**AUGUST, 2025 MUNICIPAL CLERK'S REPORT**

Planning/Zoning Board	\$	500.00
Clerk Search (0)		0.00
Property Lists (3)		30.00
Copies		0.00
Zoning Book & Maps		5.00
Vital Statistics		250.00
Campground Licenses (0)		0.00
Mercantile Licenses (0)		0.00
Street Opening Permit (0)		0.00
Abandoned Properties		0.00
Miscellaneous (Raffle )		20.00
		<hr/>
<b>TOTAL</b>	<b>\$</b>	<b>805.00</b>
<b>Fees to the State</b>		<b>- 125.00</b>
<b>TOTAL</b>	<b>\$</b>	<b>680.00</b>



**MAYOR**  
**ZETH A. MATALUCCI**  
 911 Coordinator Fire & Rescue  
 Administration, Construction, Tax  
 Offices, Emergency Management  
 Public Safety Public Works  
 Revenue & Finance Senior Center

**Deputy Mayor**  
**SCOTT J. TURNER**  
 Public Works, Environmental  
 Commission, Tax Offices, Land  
 Use Board, Revenue & Finance,  
 Museum & Historical Center

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 Administration, Municipal Court,  
 Board of Health, Construction,  
 Grants & Cultural, Revenue &  
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**JESSICA BISHOP**

571 Petersburg Rd. P.O. Box 204 Dennisville, N.J. 08214 (609) 861-9700 Fax: (609) 861-9719

**AUGUST, 2025 REGISTRAR'S REPORT**

Certified Marriages (10)	\$	100.00
Marriage License (5)		140.00
Certified Death (1)		10.00
Certified Birth (0)		0.00
Burial Permit (0)		0.00
Civil Union (0)		0.00
Certified Civil Union (0)		0.00
Certification (0)		0.00
Domestic Partner (0)		0.00
Certified Domestic Partner (0)		0.00
		<hr/>
	<b>TOTAL</b>	<b>\$ 250.00</b>
<b>Fees to the State</b>		<b>- 125.00</b>
	<b>TOTAL</b>	<b>\$ 125.00</b>



Dennis Township  
 571 Petersburg Road  
 P.O. Box 204  
 Dennisville, NJ 08214

## Construction Permit Activity Report

8/1/2025 -> 8/31/2025

### Summary

	<b>Cost:</b>	<b>Count:</b>			
New:	\$162,250.00	1	Cubic Footage:	18,432 Cu.ft	Permits Issued: 30
Addition:	\$0.00	0	Square Footage:	1,116 Sq.ft	Updates Issued: 3
Alteration:	\$1,272,767.00	30			
Demolition:	\$37,725.00	2			
<b>Total:</b>	<b>\$1,472,742.00</b>	<b>33</b>			

Permits	Count	Permit Fees	Admin Fees	Total	Inspections	Passed	Failed	Other
Building:	23	\$15,861.00	\$0.00	\$15,861.00	B	26	25 %96.2	1 %3.8
Plumbing:	7	\$929.00	\$0.00	\$929.00	P	15	14 %93.3	1 %6.7
Electrical:	23	\$2,900.00	\$0.00	\$2,900.00	E	30	27 %90	3 %10
Fire:	7	\$695.00	\$0.00	\$695.00	F	4	4 %100	0 %0
Elevator:	0	\$0.00	\$0.00	\$0.00	V	0	0 %0	0 %0
Mechanical:	5	\$425.00	\$0.00	\$425.00	M	5	5 %100	0 %0
	<b>65</b>	<b>\$20,810.00</b>	<b>\$0.00</b>	<b>\$20,810.00</b>		<b>80</b>	<b>75</b>	<b>5</b>
DCA Training:	1		69		(Note: Does not include result of none)			
DCA State:	31		1768	\$0.00				
DCA Minimum:	0		0					
	<b>32</b>		<b>\$1,837</b>					

Variations	Total	Paid	Certificates	Issued Total	Paid Total
Building	0	0	CA	15	\$0.00
Plumbing	0	0	CCO	0	\$0.00
Electrical	0	0	CO	4	\$1,315.00
Fire	0	0	CC	0	\$0.00
Mechanical	0	0	TCO	0	\$0.00
Elevator	0	0	TCC	0	\$0.00
<b>Total:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>Total:</b>	<b>19</b>	<b>\$150.00</b>

**NOTE:**  
 Information gathered is based on the Issue date for that item, ie permit issue date, certificate issue date.  
 This will cause discrepancies between the payments section which uses Payment date. Example you took in money for a CO but the CO has not been issued yet.

Permit Subcode Exempted (State) Fees			Permit Subcode Waived (Local) Fees		
	Record Count	Total Exempted		Record Count	Total Waived
Building	1	\$5,250	Building	0	\$0
Plumbing	1	\$65	Plumbing	0	\$0
Electrical	1	\$130	Electrical	0	\$0
Fire	1	\$100	Fire	0	\$0
Mechanical	0	\$0	Mechanical	0	\$0
Elevator	0	\$0	Elevator	0	\$0
<b>Total:</b>		<b>\$5,545</b>	<b>Total:</b>		<b>\$0</b>
	<b>Record Count</b>	<b>Total Exempted</b>	<b>Violations</b>	<b>Fines</b>	<b>Paid</b>
DCA Fees 1	1	\$633	Issued	2	\$2,000.00

Payments (Based on Payment Date)	
Permit (33)	\$22,797.00
NON-UCC (4)	\$200.00
Variation Payments	\$0.00
Penalty (0)	\$0.00
Inspection Payments	\$0.00
Ongoing Invoice	\$0.00
Test Payments	\$0.00
Other Payments	\$0.00
<b>Grand Total</b>	<b>\$22,997.00</b>

## TREASURER'S REPORT

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TO: Jackie Justice, Township Clerk

DATE: September 3, 2025

Attached is the Treasurer's Report for the month of **AUGUST 2025**.

This report is a statement of reconciliation for the Current Fund only. The Current Fund accounts are currently on deposit at the Sturdy Savings Bank.

Also attached is a twelve (12) month cash projection for the Dennis Township Savings Account for 2025. I will update this as necessary on a month-to-month basis.

At this time no funds have been invested outside of the Township bank accounts.

Please contact me if there are any questions or problems regarding this report.

  
Jessica Bishop, CMFO, QPA  
Chief Finance Officer

**TOWNSHIP OF DENNIS  
CASH FLOW PROJECTION  
2025**

	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE
<b>Beginning Cash Balance</b>	\$ 220,169.62	\$ 1,328,460.44	\$ 1,567,784.12	\$ 1,478,051.74	\$ 1,198,085.93	\$ 2,081,416.41
Projected Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Taxes Collected	\$ 1,386,207.30	\$ 2,653,588.27	\$ 321,431.60	\$ 1,073,245.75	\$ 2,843,915.09	\$ 232,818.44
Cash Management Plan IN	\$ 1,600,000.00	\$ -	\$ -	\$ 700,000.00	\$ -	\$ -
Interest Income	\$ 17,217.29	\$ 9,848.98	\$ 10,825.98	\$ 15,292.07	\$ 17,631.08	\$ 16,474.98
Anticipated & MRNA Receipts	\$ 216,050.52	\$ 10,624.23	\$ 31,611.94	\$ 16,795.55	\$ 14,440.75	\$ 1,080,560.15
Grant Receipts	\$ -	\$ 62,720.00	\$ -	\$ 104,381.34	\$ 428,604.61	\$ 500,000.00
Other Receipts	\$ -	\$ -	\$ 3,590,000.00	\$ BAN	\$ -	\$ -
Total Revenue	\$ 3,219,475.11	\$ 2,736,781.48	\$ 3,953,869.52	\$ 1,909,714.71	\$ 3,304,591.53	\$ 1,829,853.57
<b>Total Cash</b>	\$ 3,439,644.73	\$ 4,065,241.92	\$ 5,521,653.64	\$ 3,387,766.45	\$ 4,502,677.46	\$ 3,911,269.98
Projected Disbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Taxes Payable	\$ 1,705,596.06	\$ 2,049,933.66	\$ -	\$ 1,024,966.83	\$ 1,705,596.06	\$ 1,321,668.27
Payroll	\$ 82,214.67	\$ 78,984.79	\$ 76,988.24	\$ 77,046.70	\$ 116,404.81	\$ 77,061.07
Bill Lists	\$ 323,373.56	\$ 368,539.35	\$ 233,412.56	\$ 1,087,666.99	\$ 466,936.20	\$ 333,363.29
Misc. Disbursements	\$ -	\$ -	\$ 3,733,201.10	\$ BAN	\$ 132,323.98	\$ PERS
Cash Management Plan OUT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Cash Disbursements	\$ 2,111,184.29	\$ 2,497,457.80	\$ 4,043,601.90	\$ 2,189,680.52	\$ 2,421,261.05	\$ 1,732,092.63
<b>TOTAL CASH</b>	\$ 3,439,644.73	\$ 4,065,241.92	\$ 5,521,653.64	\$ 3,387,766.45	\$ 4,502,677.46	\$ 3,911,269.98
<b>LESS: TOTAL CASH DISB.</b>	\$ 2,111,184.29	\$ 2,497,457.80	\$ 4,043,601.90	\$ 2,189,680.52	\$ 2,421,261.05	\$ 1,732,092.63
<b>SAVINGS - CASH BALANCE</b>	\$ 1,328,460.44	\$ 1,567,784.12	\$ 1,478,051.74	\$ 1,198,085.93	\$ 2,081,416.41	\$ 2,179,177.35
<b>NJ CASH MANAGEMENT PLAN</b>	\$ 2,954,033.04	\$ 2,963,718.94	\$ 2,974,410.24	\$ 2,282,917.70	\$ 2,291,146.32	\$ 2,299,133.53
<b>CASH BALANCE</b>	\$ 4,282,493.48	\$ 4,531,503.06	\$ 4,452,461.98	\$ 3,481,003.63	\$ 4,372,562.73	\$ 4,478,310.88

**TOWNSHIP OF DENNIS  
CASH FLOW PROJECTION  
2025**

	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
<b>Beginning Cash Balance</b>	\$ 2,179,177.35	\$ 1,256,261.55	\$ 4,930,793.30	\$ 2,711,256.77	\$ 3,012,030.77	\$ 2,048,737.71
Projected Revenues	\$ -	\$ -	\$ 1,168,473.76	\$ 1,911,682.43	\$ 3,042,872.57	\$ 710,920.42
Taxes Collected	\$ 757,493.46	\$ 5,801,698.69	\$ -	\$ -	\$ -	\$ -
Cash Management Plan IN	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 9,659.30	\$ 10,185.79	\$ -	\$ -	\$ -	\$ -
Anticipated & MRNA Receipts	\$ 95,534.03	\$ 666,224.47	\$ -	\$ -	\$ -	\$ -
Grant Receipts	\$ 19,994.34	\$ -	\$ -	\$ -	\$ -	\$ -
Other Receipts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue</b>	\$ 882,681.13	\$ 6,478,108.95	\$ 1,168,473.76	\$ 1,911,682.43	\$ 3,042,872.57	\$ 710,920.42
<b>Total Cash</b>	\$ 3,061,858.48	\$ 7,734,370.50	\$ 6,099,267.06	\$ 4,622,939.20	\$ 6,054,903.34	\$ 2,759,658.13
Projected Disbursements	\$ -	\$ -	\$ 3,388,010.29	\$ 1,610,908.43	\$ 4,006,165.63	\$ 916,747.78
Taxes Payable	\$ 1,427,301.25	\$ 2,229,959.93	\$ -	\$ -	\$ -	\$ -
Payroll	\$ 88,210.40	\$ 87,313.89	\$ -	\$ -	\$ -	\$ -
Bill Lists	\$ 290,085.28	\$ 486,303.38	\$ -	\$ -	\$ -	\$ -
Misc. Disbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cash Management Plan OUT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Cash Disbursements</b>	\$ 1,805,596.93	\$ 2,803,577.20	\$ 3,388,010.29	\$ 1,610,908.43	\$ 4,006,165.63	\$ 916,747.78
<b>TOTAL CASH</b>	\$ 3,061,858.48	\$ 7,734,370.50	\$ 6,099,267.06	\$ 4,622,939.20	\$ 6,054,903.34	\$ 2,759,658.13
<b>LESS: TOTAL CASH DISB.</b>	\$ 1,805,596.93	\$ 2,803,577.20	\$ 3,388,010.29	\$ 1,610,908.43	\$ 4,006,165.63	\$ 916,747.78
<b>SAVINGS - CASH BALANCE</b>	\$ 1,256,261.55	\$ 4,930,793.30	\$ 2,711,256.77	\$ 3,012,030.77	\$ 2,048,737.71	\$ 1,842,910.35
<b>NJ CASH MANAGEMENT PLAN</b>	\$ 2,307,426.77	\$ 2,315,774.65	\$ 2,315,774.65	\$ 2,315,774.65	\$ 2,315,774.65	\$ 2,315,774.65
<b>CASH BALANCE</b>	\$ 3,563,688.32	\$ 7,246,567.95	\$ 5,027,031.42	\$ 5,327,805.42	\$ 4,364,512.36	\$ 4,158,685.00

# TREASURER'S REPORT FOR THE MONTH OF AUGUST

## SAVINGS ACCOUNT

CASH RECONCILIATION TO	08/31/25
Cash Balance as of 8/1/2025	\$ <u>1,256,261.55</u>
Total Cash Receipts: \$ <u>6,478,108.95</u>	
Adj. - \$	-
Adj. + \$	-
Total: \$ <u>7,734,370.50</u>	
Total Cash Disbursements: \$ <u>2,803,577.20</u>	
CMP Transfer	-
Adj. + \$	-
Adj. - \$	-
Cash Balance	\$ <u>4,930,793.30</u>
CD INVESTMENTS	\$ -
<b>ADJ. BANK BALANCE</b>	<b>\$ <u>4,930,793.30</u></b>

## GENERAL CHECKING ACCOUNT

CASH RECONCILIATION TO	08/31/25
Cash Balance as of 8/1/2025	\$ <u>100,000.00</u>
Total Cash Receipts: \$ <u>2,716,576.31</u>	
Adj. - \$	-
Adj. + \$	-
Total: \$ <u>2,816,576.31</u>	
Total Cash Disbursements: \$ <u>2,716,576.31</u>	
Adj. + \$	-
Adj. - \$	-
Cash Balance	\$ <u>100,000.00</u>
CD INVESTMENTS	\$ -
<b>ADJ. BANK BALANCE</b>	<b>\$ <u>100,000.00</u></b>

## NJ CASH MANAGEMENT FUND

CASH RECONCILIATION TO	08/31/25
Cash Balance as of 8/1/2025	\$ <u>2,307,426.77</u>
Transfers In: \$ -	
Interest: \$	8,347.88
Total: \$ <u>2,315,774.65</u>	
Transfers Out: \$ -	
Cash Balance	\$ <u>2,315,774.65</u>
<b>ADJ. BANK BALANCE</b>	<b>\$ <u>2,315,774.65</u></b>