

**MINUTES OF THE REGULAR MONTHLY MEETING OF THE TOWNSHIP COMMITTEE  
OF THE TOWNSHIP OF LOWER ALLOWAYS CREEK HELD JULY 20, 2021**

A Regular Meeting of the Lower Alloways Creek Township Committee was held on July 20, 2021 with Mayor Ellen B. Pompper calling the meeting to order at 7:30 p.m.

**STATEMENT OF NOTICE GIVEN**

The Township Clerk read the following statement.

This is a Regular Meeting of the Township Committee of the Township of Lower Alloways Creek being held in compliance with the "Open Public Meetings Act" N.J.S.A. 10:4-6. To insure the right of citizens to have adequate advance notice of and the right to attend meetings of public bodies at which any business affecting them is discussed or acted upon. Advance written notice of this meeting was given by way of the Annual Notice which was filed with the Lower Alloways Creek Township Clerk, forwarded to the South Jersey Times and posted on the Bulletin Board in the lobby of the Lower Alloways Creek Township Municipal Building in compliance with said Act.

**FLAG SALUTE**

Mayor Pompper led in the Flag Salute.

**ROLL CALL OF COMMITTEE**

Present: Mr. Bradway, Mr. Collier, Mr. Palombo, Mr. Venable and Mayor Pompper

Absent: none

**OTHERS IN ATTENDANCE**

Also in attendance were Twelve - (12) members of the public including, Lewis Fogg; Superintendent of Public Works; Police Chief Richard Venable; Fire Chief, Steve Fisher; Solicitor, Linwood Donelson III and Township Clerk Ronald L Campbell Sr.

**PAYMENT OF AUDITED VOUCHERS**

Motion (Venable, Bradway) that all properly audited vouchers be paid.

The motion to pay properly audited vouchers passed a vote of the Township Committee as follows: 5-0

Ayes: Venable, Bradway, Collier, Palombo and Pompper

Nays: none    Abstain: Palombo #23614    Absent: none

**REPORTS TO THE COMMITTEE**

The Mayor requested that the minutes reflect that the June 2021 Monthly reports to the Township Committee have been received from the following Departments and are on file with the Clerk: Construction Office, Engineer, Finance, Municipal Court, Police Department, Public Works, Sewer and Tax Collector.

**MINUTES**

Motion (Venable, Bradway) to approve the Regular Meeting Minutes and the Closed Session Minutes of the Township Committee Meeting held on June 15, 2021.

The motion to approve the Regular Meeting Minutes and the Closed Session Minutes of the Township Committee Meeting held on June 15, 2021 passed a vote of the Township Committee as follows: 5-0

Ayes: Venable, Bradway, Collier, Palombo and Pompper

Nays: none    Abstain: none    Absent: none

**RESOLUTIONS**

Mayor Pompper asked Mr. Paul Florenza to speak with the Committee about the Joint Insurance Fund (JIF) and the pending renewal in 2022.

Mr. Florenza had a handout for the Committee which spelled out LAC's participation in the JIF in terms of premiums, coverages and past history of claims, as well as the benefits of being part of the JIF.

Mr. Florenza went over the handout and spoke to certain areas, such as how the annual premiums have stayed fairly consistent over the past twelve years, the Township's Loss Ratio Trend is low. Mr. Florenza stated that the JIF Fund itself is doing well and has a solid financial standing, the JIF through the MEL Institute are constantly providing more training opportunities online. Mr. Florenza did state that there are certain Insurance concerns that the whole insurance industry is somewhat nervous about, such as Marijuana legalization, the increase in Cyber hacking / ransomware and the trend for more Litigation all-around.

Motion (Venable, Bradway) for Resolution 2021- 55, a resolution to renew membership with the Gloucester, Salem, Cumberland Counties Municipal Joint Insurance Fund.

### **RESOLUTION 2021- 55**

#### **AUTHORIZING THE EXECUTION OF A CONTRACT RENEWING MEMBERSHIP IN THE GLOUCESTER, SALEM, CUMBERLAND COUNTIES MUNICIPAL JOINT INSURANCE FUND**

WHEREAS, the Township of Lower Alloways Creek (hereinafter the "MUNICIPALITY") is a member of the Gloucester, Salem, Cumberland Counties Municipal Joint Insurance Fund (hereinafter the "FUND"); and

WHEREAS, the MUNICIPALITY'S membership terminates as of January 1, 2022 unless earlier renewed by a Contract between the MUNICIPALITY and the FUND; and

WHEREAS, N.J.S.A. 40A:11-5 (l)(m) provides that a Contract which exceeds the bid threshold may be negotiated and awarded by the governing body without public advertising for bids and bidding therefor, if the subject matter is for the purchase of insurance coverage and consultant services, provided that the award is in accordance with the requirements for extraordinary unspecifiable services; and

WHEREAS, N.J.S.A. 40A:11-6.1(b) provides that the MUNICIPALITY shall make a documented effort to secure competitive quotations; however, a Contract may be awarded upon a determination, in writing, that the solicitation of competitive quotations is impracticable; and

WHEREAS, in accordance with N.J.A.C. 5:34-2.3, a designated official of the MUNICIPALITY, has filed a certificate with the governing body describing in detail, as set forth below in this Resolution, why this Contract meets the provisions of the statutes and the regulations and why the solicitation of competitive quotations is impracticable; and

WHEREAS, it has been determined that the purchase of insurance coverage and insurance consultant services by the MUNICIPALITY requires a unique knowledge and understanding of the municipal exposures and risks associated with the operation of a municipal entity, and many insurance professionals are not qualified to assess these risks and exposures based upon their inherent complexity; and

WHEREAS, insurance coverage for municipal entities can vary greatly in the type, limits, and exceptions to coverage, and therefore particularized expertise in determining and obtaining the

appropriate coverage is required to protect the MUNICIPALITY; and

WHEREAS, it is the goal of the MUNICIPALITY to obtain a single integrated program to provide all types of insurance coverage with a plan to limit the MUNICIPALITIES exposure; and

WHEREAS, the FUND has provided comprehensive insurance coverage to member municipalities since 1991; and

WHEREAS, since 1991, the Fund has continually refined all of the types of coverage that it provides to its members so that it offers comprehensive insurance coverage and limits to all members that is unique and cannot be purchased from a single entity in the commercial insurance market; and

WHEREAS, the FUND has also developed and made available to its members Safety, Risk Management and Litigation Management programs that address the specific exposures and risks associated with municipal entities; and

WHEREAS, the FUND provides the MUNICIPALITY with Fund Administration, Claims Review, Claims Processing, Claims Administration, Actuarial and Legal services; and

WHEREAS, the FUND is one of the most financially sound Municipal Joint Insurance Funds in New Jersey, and the FUND operates with strong fiscal controls, member oversight, and meets all of the requirements promulgated by the New Jersey Department of Community Affairs and the Department of Banking and Insurance; and

WHEREAS, as an existing member of the FUND, the MUNICIPALITY would be renewing its membership in an organization with experienced and dedicated FUND Professionals who provide specialized services to the members; and

WHEREAS, the membership of the FUND includes many neighboring municipalities that have uniquely similar exposures to the MUNICIPALITY, and with whom the MUNICIPALITY has existing inter-local arrangements; and

WHEREAS, all of the aforementioned factors categorize the award of this Contract as an "extraordinary, unspecifiable service" that cannot be duplicated, accounted for, accurately detailed, or described in a manner that truly depicts the value of the MUNICIPALITY'S membership in the FUND; and

WHEREAS, for all of the aforementioned reasons, it is impracticable for the MUNICIPALITY to seek competitive quotations for a Contract to provide the procurement of insurance coverage and consultant services; and

WHEREAS, the FUND has been organized pursuant to N.J.S.A. 40A:10-36 et seq., and as such is an agency of the municipalities that created it; and

WHEREAS, N.J.S.A. 40A:11-5(2) also provides that a Contract which exceeds the bid threshold may be negotiated and awarded by the governing body without public advertising for bids and bidding therefor, if the Contract is entered into with a municipality or any board, body, officer, agency or authority thereof; and

WHEREAS, the FUND meets the definition of an agency as set forth in N.J.S.A. 40A:11-5(2); and

WHEREAS, for all of the aforementioned reasons, the MUNICIPALITY desires to enter into a Contract to renew its membership with the FUND for a period of three (3) years, for insurance coverage and consultant services, as an exception to the public bidding requirements of the Local Public Contracts Law.

NOW THEREFORE, be it resolved by the governing body of the MUNICIPALITY as follows:

1. The MUNICIPALITY agrees to renew its membership in the FUND and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the FUND.
2. The Mayor and Clerk of the MUNICIPALITY shall be and hereby are authorized to execute the "Contract to Renew Membership" annexed hereto and made a part hereof and to deliver same to the FUND evidencing the MUNICIPALITY'S renewal of its membership.
3. In accordance with N.J.A.C. 5:34-2.3, the certificate of a designated official of the MUNICIPALITY, which details why the solicitation of competitive quotations is impracticable, is attached hereto and made a part of this Resolution.
4. The Clerk of the MUNICIPALITY is authorized and directed to place a notice of the adoption of this Resolution and the award of this Contract in the official newspaper of the MUNICIPALITY.

The motion for Resolution 2021- 55, a resolution to renew membership with the Gloucester, Salem, Cumberland Counties Municipal Joint Insurance Fund passed a vote of the Township Committee as follows: 5-0

Ayes: Venable, Bradway, Collier, Palombo and Pompper

Nays: none Abstain: none Absent: none

Motion (Venable, Bradway) for Resolution 2021-56, a Resolution to approving an amended agreement with the County of Salem for the resurfacing on portions of Alloway Creek Neck Road and Locust Island Road.

#### **RESOLUTION 2021-56**

#### **APPROVING AN AMENDED AGREEMENT PURSUANT TO THE UNIFORM SHARED SERVICES ACT WITH THE COUNTY OF SALEM FOR ROAD RESURFACING**

WHEREAS, the Township of Lower Alloways Creek entered into a "UNIFORM SHARED SERVICES AGREEMENT" with the County of Salem for the resurfacing of a portion of Locust Island/Alloway Creek Neck Road, County Road at the "T" Intersection with Alloway Creek Neck Road, a Township Road; and

WHEREAS, the Township Committee of the Township of Lower Alloways Creek approved the aforementioned "UNIFORM SHARED SERVICES AGREEMENT" by Resolution No. 2021-34, dated February 16, 2021; and

WHEREAS, revisions of the original design proposed by Lower Alloways Creek Township were requested by the New Jersey Department of Transportation and the Salem County Engineer; and

WHEREAS, the estimated cost of the County Share has increased from the original estimate of Eighty-Three Thousand, Seven Hundred, Nineteen Dollars and Zero Cents (\$83,719.00) to a new estimated cost of One Hundred, Seventy-Eight Thousand, Three Hundred, Forty-Eight Dollars and Zero Cents (\$178,348.00); and

WHEREAS, all other terms and conditions of the original "UNIFORM SHARED SERVICES AGREEMENT" remain in full force and effect; and

WHEREAS, the cost to Salem County for this "UNIFORM SHARED SERVICES" Project will be encumbered in the "2020 COUNTY AID IMPROVEMENT PROGRAM" Grant from the New Jersey Department of Transportation.

The motion for Resolution 2021-56, a resolution to approving an amended agreement with the County of Salem for the resurfacing on portions of Alloway Creek Neck Road and Locust Island Road passed a vote of the Township Committee as follows: 5-0

Ayes: Venable, Bradway, Collier, Palombo and Pompper

Nays: none Abstain: none Absent: none

Motion (Venable, Bradway) for Resolution 2021- 57, a Resolution to reject all bids received for HVAC Services on July 14, 2021.

#### **RESOLUTION 2021-57**

#### **TOWNSHIP OF LOWER ALLOWAYS CREEK, COUNTY OF SALEM A RESOLUTION REJECTING ALL BIDS FOR HVAC SERVICES**

WHEREAS, the Township Committee of the Township of Lower Alloways Creek authorized the receipt of bids for HVAC Services; and

WHEREAS, bids for HVAC Services were received on July 14, 2021; and

WHEREAS, after the bid opening, an error was found in the bid specifications regarding the requirement for only a cashier's check to be included as a Bid Guarantee, N.J.S.A. 40A:11-21 states that if a guarantee is required by the contracting unit, then the guarantee can be given "at the option of the bidder, by certified check, cashier's check or bid bond."; and

WHEREAS, it is the recommendation of the Township's solicitor to reject all bids received on July 14, 2021 for the error that was found in the bid specifications regarding the requirement for only a cashier's check to be included as a Bid Guarantee.

THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Township of Lower Alloways Creek in the County of Salem, State of New Jersey that:

1. It hereby rejects all bids received for HVAC Services for the reasons set forth in this Resolution.
2. It hereby authorizes the revision of the specifications for HVAC Services and authorizes the Township's Qualified Purchasing Agent to determine the time, date and place for the receipt of bids.

3. It requires certified copies of this Resolution be provided by the Office of the Township Clerk to each of the following:
- A) Purchasing Agent
  - B) All rejected bidders

The motion for Resolution 2021-57, a resolution to reject all bids received for HVAC Services on July 14, 2021 passed a vote of the Township Committee as follows: 5-0

Ayes: Venable, Bradway, Collier, Palombo and Pompper

Nays: none Abstain: none Absent: none

Motion (Palombo, Bradway) for Resolution 2021-58, a Resolution to award a contract to Franc Environmental of New Jersey for Sludge Removal for the period August 1, 2021 through July 31, 2023.

### **RESOLUTION 2021- 58**

**A RESOLUTION AWARDED A CONTRACT TO FRANC ENVIRONMENTAL OF NEW JERSEY, INC. FOR SLUDGE AND WASTE WATER REMOVAL SERVICES FROM AUGUST 1, 2021 THROUGH JULY 31, 2023**

WHEREAS, the Township Committee of the Township of Lower Alloways Creek has need of services for sludge and waste water removal at its Sewer Treatment Plants, and;

WHEREAS, the Township Purchasing Agent solicited quotes for sludge and waste water removal services for the Township's Sewer Treatment Plants, and;

WHEREAS, quotes were received and reviewed by the Township Purchasing Agent, and;

WHEREAS, Franc Environmental of new Jersey, Inc. of Horsham, PA submitted the lowest responsible and responsive quote for sludge and waste water removal services, and;

WHEREAS, the Township Purchasing Agent has recommended awarding a contract to Franc Environmental, Inc. for sludge removal services from August 1, 2021 through July 31, 2023 in the amount of \$ 104.90 per 1000 gallons Removed & Disposed and \$ 65.80 per 1000 gallons Transferred

WHEREAS, the Township Purchasing Agent has or will certify that funds are available for this purpose from line item 0X-31-455-203 Sewer O&E in this budget year and will also in succeeding years.

NOW, THEREFORE BE IT RESOLVED that the Township Committee of the Township of Lower Alloways Creek does hereby award the bid and a contract to Franc Environmental of New Jersey, Inc. for sludge and waste water removal services from August 1, 2021 through July 31, 2023 in the amount of \$ 104.90 per 1000 gallons Removed & Disposed and \$ 65.80 per 1000 gallons Transferred.

The motion for Resolution 2021-58, a resolution to award a contract to Franc Environmental of New Jersey for Sludge Removal for the period August 1, 2021 through July 31, 2023 passed a vote of the Township Committee as follows: 5-0

Ayes: Palombo, Bradway, Collier, Venable and Pompper

Nays: none Abstain: none Absent: none

Motion (Venable, Bradway) for Resolution 2021-59, a Resolution requesting approval of items of Chapter 159 items of Revenue and Appropriation per N.J.S.A. 40A:4-87.

**RESOLUTION 2021-59**  
A RESOLUTION REQUESTING APPROVAL OF  
ITEMS OF REVENUE AND APPROPRIATION N.J.S.A. 40A:4-87

WHEREAS, N.J.S.A. 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 was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount,

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Lower Alloways Creek New Jersey, 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 2021 in the sum of \$ 87,502.91, which is now available from American Rescue Plan, Local Fiscal Recovery Funds in the amount of \$ 87,502.91.

BE IT FURTHER RESOLVED, that the like sum of \$ 87,502.91 is hereby appropriated under the caption Local Fiscal Recovery Funds; and

BE IT FURTHER RESOLVED that the above is the result of funds from American Rescue Plan, Local Fiscal Recovery Funds in the amount of \$ 87,502.91.

The motion for Resolution 2021-59 a resolution requesting approval of items of Chapter 159 items of Revenue and Appropriation per N.J.S.A. 40A:4-87 passed a vote of the Township Committee as follows: 5-0

Ayes: Venable, Bradway, Collier, Palombo and Pompper

Nays: none Abstain: none Absent: none

Motion (Venable, Bradway) for Resolution 2021-60, a Resolution to approve the auction sale of Township property no longer needed for public use.

**RESOLUTION 2021- 60**  
A RESOLUTION TO AUTHORIZE THE SALE OF SURPLUS PUBLIC PROPERTY ITEMS  
AT GOVDEALS.COM ONLINE AUCTION.

WHEREAS, The Township of Lower Alloways Creek has surplus public property items, which it no longer has need of for public service; and,

WHEREAS, N.J.S.A. 40A 11-36 authorizes municipalities to offer for sale, public property which is no longer needed for public service; and,

WHEREAS, the Township Committee does authorize the following items:

1- 1987 Boston Whaler Boat w/ twin 2005 175 hp Jonhson outboard motors  
– 1987 LoadRite Trailer

1- 1987 Polarkraft Boat w/ Yamaha 25 hp outboard motor - Shore Lander trailer

1- Foam Trailer and related equipment

be offered for auction online through Govdeals.com whose headquarters are located in Montgomery Alabama, pursuant to New Jersey Public Property Laws and Local Finance Notice 2008-09.

NOW, THEREFORE BE IT RESOLVED THAT the Township Committee of the Township of Lower Alloways Creek does authorize the sale of this surplus public property by online auction at Govdeals.com and does authorize the Purchasing Agent to negotiate with Govdeals.com as to the terms and conditions of their commission and any other particulars pertaining to the auction.

BE IT FURTHER RESOLVED that the terms and conditions of the online auction be available at the Municipal Clerk's Office and available through the auction website pursuant to Local Finance Notice 2008-09.

The motion for Resolution 2021-60, a resolution to approve the auction sale of Township property no longer needed for public use passed a vote of the Township Committee as follows:  
5-0

Ayes: Venable, Bradway, Collier, Palombo and Pompper

Nays: none Abstain: none Absent: none

**ORDINANCE PUBLIC HEARING AND POSSIBLE FINAL ADOPTION**

**Ordinance 2021-06**

Mayor Pompper opened the meeting to a Public Hearing on, Ordinance 2021-06, An Ordinance amending the Lower Alloways Creek Land Use Ordinance, Chapter 5, known as "Zoning", to include a section establishing regulations and requirements for implementation of the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act," N.J.S.A. 24:61-31.

No one from the Public indicated that they had any comments to make on Ordinance 2021-06.

Mayor Pompper closed the Public Hearing on Ordinance 2021-06, An Ordinance amending the Lower Alloways Creek Land Use Ordinance, Chapter 5, known as "Zoning", to include a section establishing regulations and requirements for implementation of the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act," N.J.S.A. 24:61-31.

Motion (Venable, Bradway) for final adoption of Ordinance 2021-06, An Ordinance amending the Lower Alloways Creek Land Use Ordinance, Chapter 5, known as "Zoning", to include a section establishing regulations and requirements for implementation of the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act," N.J.S.A. 24:61-31.

**ORDINANCE 2021-06**

AN ORDINANCE AMENDING THE LOWER ALLOWAYS CREEK LAND USE ORDINANCE, CHAPTER 5, KNOWN AS "ZONING", TO INCLUDE A SECTION ESTABLISHING REGULATIONS AND REQUIREMENTS FOR IMPLEMENTATION OF THE "NEW JERSEY CANNABIS REGULATORY, ENFORCEMENT ASSISTANCE, AND MARKETPLACE MODERNIZATION ACT," N.J.S.A. 24:61-31

WHEREAS, the Township Committee of the Township of Lower Alloways Creek desires to amend the Land Use Code, Chapter 5, known as "Zoning".



NOW, THEREFORE, BE IT HEREBY ORDAINED by the Township Committee of the Township of Lower Alloways Creek that:

**Section 1.** That the Land Use Code of the Township of Lower Alloways Creek is hereby amended as follows under Section 5.07 **Conditional Uses**:

### **C. CANNABIS BUSINESSES**

#### **1. Definitions.**

As used in this section, the following terms shall have the meanings indicated:

##### ACT

"New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act," codified at N.J.S.A. 24:61-31

##### CANNABIS

The definition given to "marijuana," as provided in Section 2 of the New Jersey Controlled Dangerous Substances Act, P.L. 1970, c. 226 (effective January 17, 1971), codified at N.J.S.A. 24:21-1 et seq.

##### CANNABIS BUSINESS or BUSINESS

An organization issued a permit by the Commission to operate as a medical cannabis cultivator, medical cannabis manufacturer, wholesaler, transporter or medical cannabis dispensary. The terms "cannabis business" and "business" shall also mean "medical cannabis alternative treatment center (ATC)" or "alternative treatment center" as defined under the Jake Honig Compassionate Care Act.

##### CANNABIS CULTIVATOR OR CULTIVATION CENTER

An organization issued a permit by the permitting authority that authorizes the organization to: possess and cultivate cannabis and deliver, transfer, transport, distribute, supply, and sell cannabis and related supplies to other cannabis cultivators and to cannabis manufacturers and dispensaries, as well as to plant, cultivate, grow, and harvest medical cannabis for research purposes. For the purposes of zoning, this shall include the building, structure, or premises used for the cultivation or storage of medical cannabis.

##### MEDICAL CANNABIS DISPENSARY or DISPENSARY

An organization issued a permit by the permitting authority that authorizes the organization to: purchase or obtain medical cannabis and related supplies from medical cannabis cultivators; purchase or obtain medical cannabis products and related supplies from medical cannabis manufacturers; purchase or obtain medical cannabis, medical cannabis

products, and related supplies and paraphernalia from other medical cannabis dispensaries; deliver, transfer, transport, distribute, supply, and sell medical cannabis and medical cannabis products to other medical cannabis dispensaries; furnish medical cannabis, including medical cannabis products, to a medical cannabis handler for delivery to a registered qualifying patient, designated caregiver, or institutional caregiver consistent with the requirements of the Act; and possess, display, deliver, transfer, transport, distribute, supply, sell, and dispense medical cannabis, medical cannabis products, paraphernalia, and related supplies to qualifying patients, designated caregivers, and institutional caregivers. For the purposes of zoning, this shall include the building, structure, or premises used for the dispensing of medical cannabis.

#### CANNABIS MANUFACTURER OR MANUFACTURING FACILITY

An organization issued a permit by the permitting authority that authorizes the organization to: purchase or obtain cannabis and related supplies from a cannabis cultivator; purchase or obtain cannabis products from another medical cannabis manufacturer; produce, manufacture, or otherwise create medical cannabis products; and possess, deliver, transfer, transport, distribute, supply, and sell cannabis products and related supplies to other medical cannabis manufacturers and dispensaries. For the purposes of zoning, this shall include the building, structure, or premises used for the manufacturing of cannabis products.

#### MMP IDENTIFICATION CARD

The New Jersey Medical Marijuana Program Identification Card, which identifies registered qualifying patients under the Act.

#### PARAPHERNALIA

The definition as provided in N.J.S.A. 2C:36-1.

#### PERMIT

The documents issued by the permitting authority pursuant to the Act granting the legal right to operate as a cannabis business.

#### PERMITTING AUTHORITY

The entity responsible for the regulation and enforcement of activities associated with the medical use of cannabis. This shall include the New Jersey Department of Health and the Cannabis Regulatory Commission, established pursuant to Section 31 of P.L. 2019, c. 153 (N.J.S.A. 24:6I-24), which shall assume all powers, duties, and responsibilities with

regard to the regulation and oversight of activities authorized pursuant to P.L. 2009; c. 307 (N.J.S.A. 24:61-1 et al.) from the Department of Health for the further development, expansion, regulation, and enforcement of activities associated with the use of cannabis pursuant to P.L. 2009, c. 307 (N.J.S.A. 24:61-1 et al.).

#### QUALIFYING PATIENT or PATIENT

A resident of the State of New Jersey who has been authorized for medical use of cannabis by a health care practitioner, and who has been registered by the permitting authority as a registered qualifying patient.

#### USABLE CANNABIS

The dried leaves and flowers of cannabis and any mixture or preparation thereof, but does not include the seed, stems, stalks, or roots of the plant.

#### VERTICAL INTEGRATION

The collocation or combination of the following activities related to the production of usable cannabis for within a single corporate entity: cultivation, manufacturing, and dispensing.

### **2. Limitation on the type and number of cannabis businesses within the Township to Class 1 (Cultivation), Class 2 (Manufacturing), Class 3 (Wholesale) and Class 4 (Distribution) as defined under the Act.**

- a. There will be no permitted Class 5 (Retail Dispensaries) cannabis businesses within the Township's Borders for medical cannabis or otherwise. Additionally, there will be no permitted Class 6 (Delivery) licenses within the Township.
- b. The number of standalone cultivation centers and/or manufacturing facilities permitted within the Township is based on population. A maximum of one cultivation center and/or manufacturing facility shall be permitted for every 1000 people or fraction thereof. Population shall be determined by the most recent data available from the U.S. Census Bureau and the New Jersey Department of Labor, Bureau of Statistics.
- c. Standalone or integrated cultivation centers and manufacturing facilities are permitted businesses as long as the secured facility does not contain a dispensary or have public access. Signage for the cultivation center or manufacturing facility shall remain innocuous and part of the general directional signage typically found in industrial manufacturing facilities. Facade signs will be limited to those at the point of entry to the facility and may not be more than six square feet. In the event more than one land use application for a cultivation center or manufacturing facility of the same classification are submitted to the Township in close proximity to one another, and if the applications comply with

all the requirements of this chapter and the Act, the Township is not permitted to approve all of the applications because of the limitations set forth in this subsection. The Township shall first review for approval the application that was first submitted and determined to be a complete and compliant application by the Township Planner, or Zoning Officer.

### **3. Permitted locations.**

a. Dispensaries.

Dispensaries shall be not permitted to be located within Lower Alloways Creek Township, medical or otherwise.

b. Vertically integrated or stand-alone cultivation centers, manufacturing, wholesale and distribution facilities.

Vertically integrated cultivation centers and manufacturing, wholesale and distribution facilities shall be permitted to be located within the following zones in accordance with this chapter where applicable. For all properties, adherence to the site design standards of the Township Land Development Ordinances through a review by the Zoning Official, and the Township Planning Board where applicable, is required. Issuance of zoning permit and/or site plan approval is required. Zones permitted include Agricultural/Residential (AR) and Commercial (C) as defined under Section 5 “Zoning” of the Township Code.

### **4. Distance between cultivation, manufacturing, wholesale and distribution facilities, schools and daycare facilities.**

- a. Cultivation, manufacturing, wholesale and distribution facilities shall not be located within 1,000 feet of a school or child daycare property.

### **5. Operation of multiple cannabis businesses at a single location: vertical integration.**

A person may vertically integrate a cultivation center, manufacturing, wholesale and distribution facility permitted by this section at a single location as long as it is in full compliance with the requirements of the Act and the Township Land Development Ordinances.

### **6. Specific requirements for cannabis businesses.**

- a. The cultivation of cannabis shall not be permitted on exterior portions of a lot. The cultivation, production or possession of cannabis within a building or unit must not be perceptible from the exterior of the building or unit from a street or residential use. Such use shall adhere to the bulk standards of the

underlying zoning.

- b. Cannabis businesses must limit signage to text on external signage, labeling, and brochures. Use of graphics shall be limited to the logo for the business so long as it does not include a cannabis plant leaf and outward glorification of cannabis consumption.
- c. All Township sign regulations must be complied with.
- d. Cannabis business signage shall not display on the exterior of the facility or windows advertisements for medicinal cannabis or a brand name except for purposes of identifying the building by the permitted name.
- e. In the event of a conflict between the Township bulk standards and the Act or the permitting authority's regulations, the Township shall consider the pertinent statute or regulation as justification of any variance and/or design waiver.

#### **7. Security and reporting.**

Security systems must be in place, along with a 24 / 7 recording system that records for a minimum thirty-day archive. This system shall be shared with the local Police Unit via web browser. Outside areas of the premises and the perimeter shall be well lit. The Local Police Unit shall be provided the name and phone number of a staff person to notify during suspicious activity during or after operating hours. Security staff is required on the premises during all hours of operation. Additionally:

- a. The premises must only be accessed by authorized personnel and free of loitering.
- b. All cannabis businesses shall take place in an enclosed, locked facility.
- c. Security personnel must be present during all times.

#### **8. No products to be visible from public places.**

Cannabis plants and products, contained in any cannabis business shall not be visible from a public sidewalk, public street or right-of-way, or any other public place. On-site storage of usable cannabis shall comply with 21 CFR 1301.72.

#### **9. No beer or alcohol on premises.**

No fermented malt beverages and no alcoholic beverages shall be kept, served or consumed on the premises of a cannabis business.

#### **10. Storage of products.**

All products and accessories shall be stored completely indoors and all-site in accordance with the Act and the permitting authority regulations.

#### **11. Consumption of cannabis prohibited.**

No consumption or smoking of any cannabis products shall be allowed or permitted on the premises or adjacent grounds of a cannabis business.

#### **12. Storage of currency.**

All currency over \$1,000 shall be stored within a separate vault or safe, not used for the storage of medical cannabis, securely fastened to a wall or floor, as approved by the local Police Unit.

#### **13. Prevention of emissions and disposal of materials.**

- a. Sufficient measures and means of preventing smoke, odors, debris, dust, fluids and other substances from exiting the cannabis business premises shall be provided at all times. In the event that any debris, dust, fluids or other substances shall exit the business premises, the property owner and operator shall be jointly and severally responsible for the full cleanup immediately.
- b. Businesses shall properly dispose of all materials and other substances in a safe and sanitary manner in accordance with state regulations.
- c. As applicable, cannabis businesses shall be equipped with ventilation systems with carbon filters sufficient in type and capacity to eliminate cannabis odors emanating from the interior to the exterior of the premises discernible by reasonable persons. The ventilation system must be inspected and approved by the Construction Official.
- d. If carbon dioxide will be used in any cultivation area, sufficient physical barriers or a negative air pressure system shall be in place to prevent carbon dioxide from moving into the ambient air, into other units in the same building or into an adjacent building in a concentration that would be harmful to any person, including persons with respiratory disease and shall be inspected and approved by the Construction Official and the Fire Marshall.
- e. All state regulations concerning ventilation systems shall be followed.

#### **14. Compliance with other codes.**

Any cannabis business and the adjacent grounds of the cannabis business shall comply with all zoning, health, building, fire, and other codes and ordinances of the Township as shown by completed inspections and approvals by the Township Planner, Construction Division, Fire Safety Division, and the Township Health Department, if applicable.

#### **15. No harm to public health, safety or welfare.**

The premises of a cannabis business, and any adjacent grounds thereto, shall be operated in a manner that does not cause any substantial harm to the public health, safety and welfare.

**16. Additional requirements,**

At the time a site plan approval is granted, amended, or a major change to a cannabis business is approved, the Township may impose on the applicant any condition related to the proposed use that is necessary to protect the public health, safety or welfare, not inconsistent with the permitting authority requirements, including but not limited to the following:

- a. Additional security requirements;
- b. Limits and requirements on parking and traffic flows;
- c. Requirements for walls, doors, windows, locks and fences on the premises and adjacent grounds;
- d. Requirements and limits on ventilation and lighting;
- e. Limits on noise inside the licensed premises or on the adjacent grounds;
- f. Prohibitions on certain conduct in the cannabis business;

**17. Penalty for violation.**

Any violation' of the provisions of this subsection or the conditions of the zoning permit granted, by a cannabis business shall be punishable by a civil fine of up to \$1,000. Each day that a violation is committed, exists or continues shall be deemed a separate and distinct offense. In addition, any violation of the provisions of this subsection, or any conditions imposed by the zoning permit may result in the revocation of the zoning permit.

**18. To the extent any provisions of the Township Ordinance Code, zoning and site plan code or standards conflict with this section, the provisions and standards of this section shall control.**

SECTION 2. All Ordinances or parts of Ordinances inconsistent herewith to the extent of such inconsistencies be and the same are hereby repealed to the extent of such inconsistency.

SECTION 3. This Ordinance shall take effect upon its final passage and publication as required by law. The provisions of this Ordinance shall remain in full force and effect until amended or repealed.

Public Hearing on this Ordinance shall be on Tuesday July 20, 2021 at 7:30 p.m., at the Municipal Building, 501 Locust Island Road, Hancock's Bridge, New Jersey.

This Ordinance which was introduced for First Reading on June 15, 2021 shall be published by Title in the South Jersey Times and placed on the Township's Bulletin Board giving notice of said Public Hearing as required by Law.

Introduction: June 15, 2021

COMMITTEE MEMBER	MOVE	SECOND	YES	NO	ABSTAIN	ABSENT
MR. BRADWAY	M		Y			
MR. COLLIER			Y			
MR. PALOMBO		S	Y			
MR. VENABLE			Y			
MAYOR POMPPER			Y			

Final: July 20, 2021

COMMITTEE MEMBER	MOVE	SECOND	YES	NO	ABSTAIN	ABSENT
MR. BRADWAY		S	Y			
MR. COLLIER			Y			
MR. PALOMBO			Y			
MR. VENABLE	M		Y			
MAYOR POMPPER			Y			

## ORDINANCE INTRODUCTION

Motion (Venable, Bradway) to introduce Ordinance 2021-07, an ordinance to establish CHAPTER 141 as "TAX OF CANNABIS SALES" of the Code of the Township of Lower Alloways Creek.

### ORDINANCE 2021-07

AN ORDINANCE TO ESTABLISH CHAPTER 141 AS "TAX OF CANNABIS SALES" OF THE CODE OF THE TOWNSHIP OF LOWER ALLOWAYS CREEK.

WHEREAS, pursuant to N.J.S.A. 40:48-2, the governing body of a municipality may make, amend, repeal, and enforce such other ordinances, regulations, rules and by-laws not contrary to the laws of this state or of the United States, as it may deem necessary and proper for the good of government, order and protection of person and property, and for the preservation of the public health, safety and welfare of the municipality and its inhabitants, and as may be necessary to carry into effect the powers and duties conferred and imposed by this subtitle, or by any law; and

WHEREAS, the state now expressly authorized municipalities to enact a tax of Cannabis sales for certain Cannabis Classes that are permitted to conduct business by the municipality within their borders under the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act," codified at N.J.S.A. 24:61-31 ; and

WHEREAS, N.J.S.A. 24:61-31 also provides the percentage limits of the tax which can be imposed on the sales of the cannabis by Class.

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of Lower Alloways Creek that Chapter 141 to be known as "TAX OF CANNABIS SALES" be established as follows:

## CHAPTER 141 TAX OF CANNABIS SALES

§ 141-1. Cannabis Sales Tax imposed on a Cannabis Cultivator or Cannabis Manufacturer.

§ 141-2. Cannabis Sales Tax imposed on a Cannabis Wholesaler.



**§ 141-3. Tax Imposed is in addition to any and all other taxes and charges.**

**§ 141-4. Tax Collector shall have the full power to administer and enforce.**

**§ 141-5. Record of sales to be retained and provided**

**§ 141-6. Taxes due quarterly**

**§ 141-6. Failure to collect or remit tax**

**§ 141-7. Penalties**

[HISTORY: Adopted by the Township Committee of the Township of Lower Alloways Creek:  
as Ord. No. 2021-07, August 17, 2021]

**§ 141-1. Cannabis Sales Tax imposed on a Cannabis Cultivator and Cannabis Manufacturer**

A tax is hereby imposed upon all persons engaged in the business of selling cannabis as a Cannabis Cultivator or Cannabis Manufacturer, in the Township of Lower Alloways Creek, at the rate of two percent (2%) of the gross receipts from such sales made in the course of that business. Each person required to collect the tax herein imposed shall be personally liable for the tax imposed, collected, or required to be collected hereunder.

**§ 141-2. Cannabis Sales Tax imposed on a Cannabis Wholesaler.**

A tax is hereby imposed upon all persons engaged in the business of selling cannabis as a Cannabis Wholesaler in the Township of Lower Alloways Creek, at the rate of one percent (1%) of the gross receipts from such sales made in the course of that business. Each person required to collect the tax herein imposed shall be personally liable for the tax imposed, collected, or required to be collected hereunder.

**§ 141-3. Tax Imposed is in addition to any and all other taxes and charges.**

The imposition of the tax imposed by this Chapter is in accordance with the provisions of State law and is in addition to any and all other taxes and charges.

**§ 141-4. Tax Collector shall have the full power to administer and enforce.**

The tax imposed by this Section, and all civil penalties that may be assessed as an incident thereto, shall be remitted to, collected by and enforced by the Township of Lower Alloways Creek Tax Collector, who shall have the full power to administer and enforce the provisions of this Chapter.

**§ 141-5. Record of sales to be retained and provided**

All Cannabis Cultivators, Cannabis Wholesalers and Cannabis Manufacturers shall be required to keep and retain records of all sales of cannabis and provide those records to the Township of Lower Alloways Creek Tax Collector for tax calculation purposes.

**§ 141-6. Taxes due quarterly**

The taxes imposed by this chapter shall be due to the Township Tax Collector quarterly by the tenth day of February, May, August and November.

**§ 141-7. Failure to collect or remit tax**

The failure to timely collect or remit all taxes due pursuant to this Chapter is a violation of this Code and may be subject to the penalties hereunder.

**§ 141-8. Penalties**

Penalties. Any person violating any provision of this section shall, upon conviction be subject to penalties imposed by the Judge of the Municipal Court, except that the minimum penalty shall not be less than \$500 for a first offense, \$1,000 for a second offense, and \$1,500 for a third offense.

The motion to introduce Ordinance 2021-07, an ordinance to establish CHAPTER 141 as “TAX OF CANNABIS SALES” of the Code of the Township of Lower Alloways Creek passed a vote of the Committee. 5-0

Ayes: Venable, Bradway, Collier, Palombo and Pompper

Nays: none Abstain: none Absent: None

**OLD BUSINESS**

**NEW BUSINESS**

Motion (Venable, Collier) to support the Farmland Preservation of Block 33, Lot 14, (Cross Road) with the State Agriculture Development Committee.

The motion to support the Farmland Preservation of Block 33, Lot 14, (Cross Road) with the State Agriculture Development Committee was passed by a vote of the Township Committee as follows: 4-0-1

Ayes: Venable, Collier, Palombo and Pompper

Nays: none Abstain: Bradway Absent: None

Motion (Palombo, Bradway) to approve the overnight stay for the Township Committee at the NJSLOM Conference November 16 – 18.

The motion to approve the overnight stay for the Township Committee at the NJSLOM Conference November 16 – 18 was passed by a vote of the Township Committee as follows: 5-0

Ayes: Palombo, Bradway, Collier, Venable and Pompper

Nays: none Abstain: none Absent: None

Motion (Palombo, Bradway) to approve the overnight stay for the Township employees; RC, KC, LF, LK at the NJSLOM Conference November 16 – 18.

The motion to approve the overnight stay for the Township employees; RC, KC, LF, LK at the NJSLOM Conference November 16 - 18 was passed by a vote of the Township Committee as follows: 5-0

Ayes: Palombo, Bradway, Collier, Venable and Pompper

Nays: none Abstain: none Absent: None

Motion (Venable, Bradway) to approve a lease agreement with Henry Hanna for Leisure Arms One Bedroom Unit B-13.

The motion to approve a lease agreement with Henry Hanna for Leisure Arms One Bedroom Unit B-1 was passed by a vote of the Township Committee as follows: 5-0

Ayes: Venable, Bradway, Collier, Palombo and Pompper

Nays: none Abstain: none Absent: none

Motion (Venable, Bradway) to approve the purchase of four (4) new tires for the Fire Tanker Tractor at a cost not to exceed \$ 2,250.00

The motion to approve the purchase of four (4) new tires for the Fire Tanker Tractor at a cost not to exceed \$ 2,250.00 was passed by a vote of the Township Committee as follows: 5-0

Ayes: Venable, Bradway, Collier, Palombo and Pompper

Nays: none Abstain: none Absent: none

Motion (Bradway, Palombo) to approve the purchase of seven (7) GH LITE LEVEL III A, Body Amor for the Police department from Action Uniform, Inc. at a cost of \$ 6,825.00.

The motion to approve the purchase of seven (7) GH LITE LEVEL III A, Body Amor for the Police department from Action Uniform, Inc. at a cost of \$ 6,825.00 was passed by a vote of the Township Committee as follows: 4-0-1

Ayes: Bradway, Palombo, Collier and Pompper

Nays: none Abstain: Venable Absent: None

Motion (Bradway, Palombo) to approve the purchase of four (4) desktop computers, six (6) monitors and four (4) sound bars from Dell Technologies at a cost of \$ 4751.34

The motion to approve the purchase of four (4) desktop computers, six (6) monitors and four (4) sound bars from Dell Technologies at a cost of \$ 4751.34 was passed by a vote of the Township Committee as follows: 4-0-1

Ayes: Bradway, Palombo, Collier and Pompper

Nays: none Abstain: Venable Absent: None

Motion (Bradway, Palombo) to approve the purchase of one (1) Dell PowerEdge R740 server from Dell Technologies at a cost of \$ 7,725.03.

The motion to approve the purchase of one (1) Dell PowerEdge R740 server from Dell Technologies at a cost of \$ 7,725.03 was passed by a vote of the Township Committee as follows: 4-0-1

Ayes: Bradway, Palombo, Collier and Pompper

Nays: none Abstain: Venable Absent: None

Motion (Bradway, Palombo) to purchase one (1) Dell Latitude 5520 laptop from Dell Technologies at a cost of \$3,705.98.

The motion to purchase one (1) Dell Latitude 5520 laptop from Dell Technologies at a cost of \$3,705.98 was passed by a vote of the Township Committee as follows: 4-0-1

Ayes: Bradway, Palombo, Collier and Pompper

Nays: none Abstain: Venable Absent: None

Motion (Bradway, Palombo) to approve Major Police Supply to outfit the new Police Vehicle as detailed in the quote JMX196, July 15, 2021 at a cost of \$ 14,380.22

The motion to approve Major Police Supply to outfit the new Police Vehicle as detailed in the quote JMX196, July 15, 2021 at a cost of \$ 14,380.22 was passed by a vote of the Township Committee as follows: 4-0-1

Ayes: Bradway, Palombo, Collier and Pompper

Nays: none Abstain: Venable Absent: None

Motion (Bradway, Palombo) to approve reimbursement to Salvatore Pino in the amount of \$100.00.

The motion to approve reimbursement to Salvatore Pino in the amount of \$100.00 was passed by a vote of the Township Committee as follows: 4-0-1

Ayes: Bradway, Palombo, Collier and Pompper

Nays: none Abstain: Venable Absent: None

Motion (Bradway, Collier) to approve the release of access rent funds and the Security Deposit funds to the estate of the Gaffneys.

The motion to approve the release of access rent funds and the Security Deposit funds to the estate of the Gaffneys passed a vote of the Township Committee. 5-0

Ayes: Bradway, Collier, Palombo, Venable and Pompper

Nays: none Abstain: None Absent: None

**CORRESPONDENCE:** All correspondence received has been distributed to the proper parties

**REPORTS TO THE COMMITTEE & COMMITTEE REPORTS:**

**Public Works:**

Superintendent Fogg reported that the alarm system at the Log Cabin will need to be completely replaced to pass the State Fire Safety Inspection.

Superintendent Fogg stated that the gate at the Mill Ditch had been fixed with an air bladder and gate, this is still working after several years, but was to be a temporary fix. At some point it will need to be reworked with a permanent fix.

**Police Department:**

Chief Venable stated that his Department would appreciate the Committee's support at the Night Out August 3 starting at 6:00 pm.

**Fire Department:**

Chief Fisher stated that the County is planning to have a Flu Clinic at the Hancocks Bridge Fire House on Thursday October 14<sup>th</sup>.

**Mayor and Committee Members**

Mayor Pompper stated that at the last meeting she attended for the WindPort, they had officials from two of the companies who will be doing the beginning construction work. Mayor Pompper stated that there was not much new information at that meeting, but she had heard from Mr.

Lopez, the Government Services contact for Atlantic City Electric, that Atlantic City Electric would be running electric out to the Port area.

**PUBLIC COMMENT:**

Mr. D Brown, J Webb and D McKee spoke with the Committee about activities on Mill Road. Mr. Brown stated that properties on and accessed by Mill Road have become known as an area for dumping trash, a party place for teens and riding all kinds of four wheel vehicles through the fields and woods Mr. Brown would like a portion of Mill Road abandoned by the Township and blocked off, where the land owners and the Township agencies would have a key to a locking gate or cable.

Mr. Webb stated many of the same issues plus, with persons shooting from their vehicles, it has become a lover's lane and people are trespassing with no regard for anyone.

Mr. McKee stated that he also has seen and deals with the trespassing, litter and trash.

No one else from the Public indicated that they wished to make any comments.

**CLOSED SESSION**

Motion (Bradway, Venable) for a resolution to convene into a Closed Session of Business. 8:30pm

**RESOLUTION 2021 - 61**  
**A RESOLUTION FOR A CLOSED SESSION**

WHEREAS, in order to protect personal privacy and to avoid situations wherein the public interest might be disserved, the Open Public Meetings Act permits public bodies to exclude the public from that portion of a meeting at which certain matters are discussed.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Lower Alloways Creek that a portion of the meeting of the Township Committee be closed to the public to enable the Township Committee to discuss, and where appropriate, take action concerning the following matter(s) as permitted in accordance with N.J.S.A. 10:4-12:

\_\_\_\_ 3. Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.

\_\_\_\_ 7. Any pending or anticipated litigation or contract negotiation other than in (4) above in which the public body is, or may become a party. Any matter falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.

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

More specifically, the matter to be discussed involves the following:

1. Pending Litigation

BE IT FURTHER RESOLVED, that the matters discussed will be available for public inspection

1. At such time the matter is concluded

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

BE IT FURTHER RESOLVED that this Closed Session is expected to continue for twenty (20) minutes and there after the regular meeting would then reconvene and further business by the Committee will take place at its conclusion.

The motion for a resolution to convene into a Closed Session of Business passed a vote of the Township Committee as follows: 5-0

Ayes: Bradway, Venable, Collier, Palombo and Pompper

Nays: none Abstain: none Absent: none

Motion (Bradway, Venable) to come out of Closed Session and return to Open Session business of the Committee. 8:15 pm

The motion to come out of Closed Session and return to Open Session business of the Committee passed a vote of the Township Committee as follows: 5-0

Ayes: Bradway, Venable, Collier, Palombo and Pompper

Nays: none Abstain: none Absent: none

Motion (Venable, Bradway) to approve the advertising and acceptance of applications for Part Time as needed Seasonal Workers.

The motion to approve the advertising and acceptance of applications for Part Time as needed Seasonal Workers was passed by a vote of the Township Committee as follows: 5-0

Ayes: Venable, Bradway, Collier, Palombo and Pompper

Nays: none Abstain: none Absent: none

#### ADJOURNMENT

Motion (Venable, Bradway) to adjourn the meeting. 8:20 p.m.

The motion to adjourn the meeting passed unanimously.

Minutes of the July 20, 2021 Meeting were approved at a Township Committee Meeting held August 18, 2021

ATTEST:

LOWER ALLOWAYS CREEK TOWNSHIP

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Ronald L Campbell Sr. Clerk

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Mayor, Ellen B. Pompper