

June Proffitt

From: Russell M Finestein <opra+request-61282-e53c2798@requests.opramachine.com>
Sent: Wednesday, May 1, 2024 3:14 PM
To: June Proffitt
Subject: ExternalOPRA request - Building and land use approvals

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Carneys Point Township,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested: All permits, approvals, certificates of occupancy, subdivision and site plan applications, variance applications and notices of violation relating to the property located at 350 Georgetown Road and designated as Lot 1 in block 160 on the Tax Map from 2021 to the present, including all communications relating thereto.

Yours faithfully,

Russell M Finestein
973-635-4500
rfinestein@fmnjlaw.com

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-61282-e53c2798@requests.opramachine.com

Is junep@carneypointtp.org the wrong address for OPRA requests to Carneys Point Township? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=carneys_point_township

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View this OPRA request & responses online:

https://opramachine.com/request/building_and_land_use_approvals

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

ucc
Housing-✓
PB

Housing Assistant

From: June Proffitt
Sent: Friday, June 7, 2024 8:11 AM
To: Casey English; Housing Assistant
Subject: FW: ExternalOPRA request - Building and land use approvals

-----Original Message-----

From: Russell M Finestein <opra+request-61282-e53c2798@requests.opramachine.com>
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Yours faithfully,

6 Tall grass violations from 5/3/23 to 5/8/24

Russell M Finestein
973-635-4500
rfinestein@fmnjlaw.com

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CARNEYS POINT TOWNSHIP

MAYOR
Wayne D. Pelura

MUNICIPAL BUILDING
303 HARDING HIGHWAY
CARNEYS POINT, NJ 08069
(856) 299-0070
FAX (856) 299-1983

TOWNSHIP CLERK
June Proffitt

DEPUTY MAYOR
Kenneth R. Dennis

ZONING & HEALTH
Robert Schmid

Date: 05/03/2023

Site Location : 350 GEORGETOWN RD

Block: 160 Lot: 1

**GEORGETOWN NJ LLC.
5400 EADOM ST
PHILA, PA 19137**

NOTICE OF VIOLATION AND ORDER TO CURE

Take notice: The following conditions have been documented by this office and are found to be in violation of Township Ordinances as indicated. ***FYI- Full codes are listed on the next page of this form,***

X **56-1 Prohibited growths and accumulations. Specifically ((TALL GRASS)) see pic**

- 94-13 Fences must be maintained in good repair.
- 206-14 Dumping upon public ways
- 206-15 Storage of bulky household waste
- 206-16 Tires
- 206-17 Storage of Vehicles
- 206-18 Inoperable Vehicles
- 302-1 Exterior property is not kept in a clean or safe condition

**Please contact my office by phone during office hours or by email listed below if you wish to discuss the matter.
You have until MAY 17TH, 2023 to cure the offense.**

By order of:



Robert Schmid
Zoning & Health Officer
(856) 299-0070 X128
HousingZoningOfficer@CarneysPointTwp.org
Office Hours Tuesdays and Thursdays from 5:00 to 6:00

CARNEYS POINT TOWNSHIP

MAYOR
Wayne D. Pelura

MUNICIPAL BUILDING
303 HARDING HIGHWAY
CARNEYS POINT, NJ 08069
(856) 299-0070
FAX (856) 299-1983

TOWNSHIP CLERK
June Proffitt

DEPUTY MAYOR
Kenneth R. Dennis

ZONING & HEALTH
Robert Schmid

Date: 08/16/2023

Site Location : 350 GEORGETOWN RD

Block: 160 Lot: 1

**GEORGETOWN NJ LLC
5400 EADOM ST
PHILA, PA 19137**

NOTICE OF VIOLATION AND ORDER TO CURE

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 94-13 Fences must be maintained in good repair.

 206-14 Dumping upon public ways

 206-15 Storage of bulky household waste

 206-16 Tires

 206-17 Storage of Vehicles

 206-18 Inoperable Vehicles

 302-1 Exterior property is not kept in a clean or safe condition

**Please contact my office by phone during office hours or by email listed below if you wish to discuss the matter.
You have until AUGUST 30TH, 2023 to cure the offense.**

By order of:



Robert Schmid
Zoning & Health Officer
(856) 299-0070 X128
HousingZoningOfficer@CarneysPointTwp.org
Office Hours Tuesdays and Thursdays from 5:00 to 6:00

CARNEYS POINT TOWNSHIP

MAYOR
Wayne D. Pelura

MUNICIPAL BUILDING
303 HARDING HIGHWAY
CARNEYS POINT, NJ 08069
(856) 299-0070
FAX (856) 299-1983

TOWNSHIP CLERK
June Proffitt

ZONING & HEALTH
Robert Schmid

Date: 09/01/2023

Site Location : 350 GEORGETOWN RD

Block: 160 Lot: 1

**GEORGETOWN NJ LLC
5400 EADOM ST
PHILA, PA 19137**

NOTICE OF VIOLATION AND ORDER TO CURE

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X **56-1 Prohibited growths and accumulations. Specifically ((TRASH/ DEBRIS)) see pics**

_____ 94-13 Fences must be maintained in good repair.

_____ 206-14 Dumping upon public ways

_____ 206-15 Storage of bulky household waste

_____ 206-16 Tires

_____ 206-17 Storage of Vehicles

_____ 206-18 Inoperable Vehicles

_____ 302-1 Exterior property is not kept in a clean or safe condition

**Please contact my office by phone during office hours or by email listed below if you wish to discuss the matter.
You have until SEPTEMBER 18TH, 2023 to cure the offense.**

By order of:



Robert Schmid
Zoning & Health Officer
(856) 299-0070 X128
HousingZoningOfficer@CarneysPointTwp.org
Office Hours Tuesdays and Thursdays from 5:00 to 6:00

CARNEYS POINT TOWNSHIP

MAYOR
Wayne D. Pelura

MUNICIPAL BUILDING
303 HARDING HIGHWAY
CARNEYS POINT, NJ 08069
(856) 299-0070
FAX (856) 299-1983

TOWNSHIP CLERK
June Proffitt

DEPUTY MAYOR
Kenneth R. Dennis

ZONING & HEALTH
Robert Schmid

Date: 09/20/2023

Site Location : 350 GEORGETOWN RD

Block: 160 Lot: 1

**GEORGETOWN NJ LLC
5400 EADOM ST
PHILA, PA 19137**

***FINAL* NOTICE OF VIOLATION AND ORDER TO CURE**

Take notice: The following conditions have been documented by this office and are found to be in violation of Township Ordinances as indicated. ***FYI- Full codes are listed on the next page of this form,***

 X **56-1 Prohibited growths and accumulations. Specifically ((TRASH/ DEBRIS)) see pics**

 94-13 Fences must be maintained in good repair.

 206-14 Dumping upon public ways

 206-15 Storage of bulky household waste

 206-16 Tires- see pics

 206-17 Storage of Vehicles

 206-18 Inoperable Vehicles- see pics

 302-1 Exterior property is not kept in a clean or safe condition

**Please contact my office by phone during office hours or by email listed below if you wish to discuss the matter.
You have until OCTOBER 4TH, 2023 to cure the offense.**

By order of:



Robert Schmid
Zoning & Health Officer

(856) 299-0070 X128

HousingZoningOfficer@CarneysPointTwp.org

Office Hours Tuesdays and Thursdays from 5:00 to 6:00

CARNEYS POINT TOWNSHIP

MAYOR
Kenneth H. Brown

MUNICIPAL BUILDING
303 HARDING HIGHWAY
CARNEYS POINT, NJ 08069
(856) 299-0070 opt 3
FAX (856) 299-1983

TOWNSHIP CLERK
June Proffitt

DEPUTY MAYOR
Patrick D. Bomba

ZONING & HEALTH
Robert Schmid

Date: 04/19/2024

Site Location: 350 GEORGETOWN RD

Block: 160 Lot: 1

GEORGETOWN NJ LLC
5400 EADOM ST
PHILA, PA 19137

NOTICE OF VIOLATION AND ORDER TO CURE

Take notice: The following conditions have been documented by this office and are found to be in violation of Township Ordinances as indicated. ***FYI- Full codes are listed on the next page of this form.***

 X **56-1 Prohibited growths and accumulations. Specifically, TALL GRASS see pic**

 94-13 Fences must be maintained in good repair.

 206-14 Dumping upon public ways

 206-15 Storage of bulky household waste

 206-16 Tires

 206-17 Storage of Vehicles

 206-18 Inoperable Vehicles

 302-1 Exterior property is not kept in a clean or safe condition

**Please contact my office by phone during office hours or by email listed below if you wish to discuss the matter.
You have until MAY 3RD, 2024 to cure the offense.**

By order of:



Robert Schmid
Zoning & Health Officer
(856) 299-0070 ext 128

CARNEYS POINT TOWNSHIP

MAYOR
Kenneth H. Brown

DEPUTY MAYOR
Patrick D. Bomba

MUNICIPAL BUILDING
303 HARDING HIGHWAY
CARNEYS POINT, NJ 08069
(856) 299-0070 opt 3
FAX (856) 299-1983

TOWNSHIP CLERK
June Proffitt

ZONING & HEALTH
Robert Schmid

Date: 05/08/2024

Site Location: 350 GEORGETOWN RD

Block: 160 Lot:1

GEORGETOWN NJ LLC.
5400 EADOM ST
PHILA, PA 19137

NOTICE OF VIOLATION AND ORDER TO CURE

Take notice: The following conditions have been documented by this office and are found to be in violation of Township Ordinances as indicated. ***FYI- Full codes are listed on the next page of this form.***

- X 56-1 Prohibited growths and accumulations. Specifically, TALL GRASS see pic
****PLEASE NOTE: Results from your attempt to remediate violation was insufficient****
- 56-8 Maintenance of Vacant Property
- 206-14 Dumping upon public ways
- 206-1 Storage of bulky household waste
- 206-17 Storage of Vehicles
- 206-18 Inoperable Vehicles
- 302-1 Exterior property is not kept in a clean or safe condition

Please contact my office by phone during office hours or by email listed below if you wish to discuss the matter.
You have until MAY 22ND, 2024 to cure the offense.

By order of:



Robert Schmid
Zoning & Health Officer
(856) 299-0070 ext 128

CARNEYS POINT TOWNSHIP
Office of the Planning Board
303 Harding Highway, Carneys Pt. NJ 08069
Phone: 856-299-0070 X 118

May 23, 2023

Olympus Sports, LLC
166 Annie Way
Sicklervill, NJ 08081

RE: Property Located at: 350 Georgetown Road, Carneys Point, NJ
Block 160, Lot 1
Application # 2022-02 filed 1-27-2022 for Conditional Use Approval and
Waiver of Site Plan, Approval given on April 12, 2022 per Resolution #2022-18

Dear Applicant:

We have been told by the Attorney who represented you at the Planning Board Hearing, Joseph DiNicola Jr, Esq., that you were no longer interested in the property located at 350 Georgetown Road.

You currently have unpaid invoices due for professional work as follows:
Sickels & Associates \$1,156.25 and
Bach Associates \$687.50
Total due is \$1,843.75 which is due and payable as soon as possible.

Also, please give us a letter stating that you are cancelling your application so that we may close the file on this project.

If you are still proceeding, please give us the name of your new attorney and let us know the status of your project. Thank you

Very truly yours,

Freda Earnest, Secretary
Carneys Point Township Planning Board

Cc: Joseph DiNicola, Attorney at Law via email
Stephen Cosaboon, PE, Sickels & Associate, via email
Candace Kanaplue, PP, Bach Associates, via email
Bonnie Kelly, Treasurer, Carneys Point Township, via email

**RESOLUTION #2022-18
OF THE PLANNING BOARD OF THE TOWNSHIP OF CARNEYS POINT
REGARDING APPLICATION #2022-02 OF OLYMPUS SPORTS, LLC
GRANTING CONDITIONAL USE APPROVAL AND WAIVER OF SITE PLAN
APPROVAL FOR PROPERTY LOCATED AT 350 GEORGETOWN ROAD
DESIGNATED AS BLOCK 160, LOT 1**

WHEREAS, an application has been submitted by Olympus Sports, LLC, 166 Annie Way, Sicklerville, New Jersey (hereinafter "Olympus" or "Applicant"), for Conditional Use Approval and Wavier of Site Plan Approval, for property known as Block 160, Lot 1, on the Tax Map of the Township of Carneys Point, commonly known as 350 Georgetown Road, Carney's Point, New Jersey 08069, which property is owned by Georgetown NJ, LLC, which has consented to this application; and

WHEREAS, the application was deemed complete by the Carneys Point Planning Board by unanimous vote of nine (9) in favor and zero (0) opposed, at its meeting on March 8, 2022. The Applicant was granted waivers from the submission checklist for numbers 10 through 63.

WHEREAS, the Applicant has given legal Notice as required by and in accordance with N.J.S.A. 40:55D-12, by serving proper Notice to property owners within 200 feet of the site, serving Notice on all required governmental agencies and public utilities and by publishing a proper Notice in the newspaper, all at least ten (10) days prior to the hearing; and

WHEREAS, in support of the application the Applicant has submitted the following documents:

IMINO & DENNEN, LLC
ATTORNEYS AT LAW

40 Newton Avenue
Woodbury, New Jersey 08096

1. Planning Board application and supporting documents; Schedule "A" General Checklist Requirements, Land Development Review Checklist; Escrow Agreement; W9, Zoning Permit Denial and three (3) Site Photos; and

2. Correspondence from DiNicola and DiNicola, LLC, dated January 24, 2022; and

3. ALTA/NSPS Land Title Survey, prepared by Michael R. Vargo, PLS of Vargo Associates, P.O. Box 647, Franklinville, New Jersey 08322, dated November 18, 2021; and

WHEREAS, the Carneys Point Township Planning Board has made its determination in this matter based on the following:

1. The documents set forth above;

2. The representations made by the Applicant in its application and by the Applicant's representatives, Todd Beaman, Janaul Edmunds, Therif Kante and Rich Marchucci and the Applicant's attorney, Joseph DiNicola Jr., Esq, at the time of the hearing before the Board on March 22, 2022;

3. A letter from the Board's Engineer, Stephen Cosaboon, PE, CME, CFM, dated February 23, 2022, which is incorporated and made a part of this resolution by way of reference;

4. A letter from the Board's Planner, Candace Kanaplue, PP, AICP, dated March 1, 2022, which is incorporated and made a part of this resolution by way of reference;

5. Comments made by Candace Kanaplue, PP, AICP, the Board Planner and Stephen Cosaboon, PE, CME, CFM, the Board Engineer, at the time of the hearing on March 22, 2022; and

6. At the time of the hearing the following members of the public spoke:

A. Charles Hassler of 67 Enlow Place, Pennsville. Mr. Hassler was on the board of St. James Parrish. He has been associated with the program and finds the students to be very high achieving young men. He believes the program will be great for the township.

B. Diane Schabillon of 344 Wilson Avenue. Ms. Schabillon lives adjacent to the school. She inquired if the Applicant would be paying taxes and was advised that they would be. She thinks the program would be wonderful for the students and the town.

C. Debbie Behnke of 676 Enlow Place, Pennsville. She had attended one of their games in the past and believes this is a wonderful program for Carneys Point Township.

WHEREAS, based upon the information provided at the time of the hearing and in the application, the Carneys Point Planning Board, makes the following findings of fact and conclusions of law:

1. The Applicant seeks Conditional Use Approval and Waiver of Site Plan Approval to utilize the existing school building for the purpose of operating a private educational institution with a focus on athletics for students in 8th through 12th grades. The 11.2 acre property consists of an existing school building, with a one-story concession stand, playground, athletic fields, parking lots and related

infrastructure. The property is situated on Georgetown Road and has frontage on Holly Street and Wilson Avenue. The property is surrounded to the south by single family residences and a church is located adjacent to the northeast corner of the parcel.

2. The property is located within the LR Low Density Residential District. The operation of an educational institution is permitted as a conditional use in the zoning district. The neighborhood is residential in nature.

3. The Applicant's attorney, Joseph DiNicola Jr., Esq. explained the Applicant's proposed plans to operate an educational institution with a focus on athletics. It will be operated as a private school the same as the prior use, however, not as intense.

4. The Applicant's representative, Todd Beaman gave the Board a history of Olympus Sports. He and Rich Marchucci started Olympus as an opportunity for students to get a good education and to focus on playing basketball with a goal of playing in a higher level college program. They have been operating at a number of different locations, until they stumbled upon this vacant school property. The school and program is certified by the New Jersey Department of Education ("NJDE"). All teachers are certified by the NJDE as well. The Applicant agreed as a condition of approval to supply the Board with copies of their NJDE certifications.

5. All students take classes towards their curriculum in order to graduate. Some students take post graduate courses at Salem Community College. Right now they have approximately 80 students. Most of the students

reside in the community in apartments which are rented and supervised by faculty. The students are shuttled to the school for classes and athletic training. Typically there are two (2) students to a room and one (1) faculty member for every ten (10) students. They rent blocks of apartment buildings in the community to house the students. A light breakfast, lunch and dinner are available. They have already invested in redoing the floor of the gym and have updated the security system. The signage will comply with township ordinances or they will return to the Board for further approvals.

6. The Applicant's representative, Rich Marchucci explained the goals of the school. The school is geared towards increasing the student's chances of playing basketball at a higher level college experience. The school focuses on increasing the chances the students will be accepted into higher level college programs by enhanced academics and focused athletic training.

7. Janaul Edmunds from the school gave an overview of the school operations. The hours are typically 7:30/8:00am to 4:00/5:00pm. They are done their school year on March 15th and return to school in September. The students go home from March 15th to the return of school in September. Basketball games are at night, typically at around 7:00pm running normally to around 9:00pm. While there could be some tournaments held at the school, events such as that are not the norm. Currently, the staff consists of approximately 20 to 25 teachers for approximately 80 students. They hope to grow the student population to a couple of hundred students. The old St. James High School held 500 students, so even

if they grow as hoped, the use will be far less intensive than the previous St. James School.

8. A previous student, Therif Kanati from West Africa gave the Board a brief overview of his experience with the school. He indicated that the prep school, studies and ability to practice his skills at basketball have enabled him to be approached by Ivy League schools. He hopes to be accepted into Harvard.

9. The Applicant acknowledged the need to restripe and make repairs to the parking lot. There is a need to fill in the cracks and holes in the surface. They also need to install a minimum of four (4) ADA compliant parking spaces. The Applicant agreed as a condition of approval to work with the Board's Engineer to repair and restripe the parking lot and to add the requisite number of ADA parking spaces to make the lot compliant.

10. The Board's Planner, Ms. Kanaplue noted that currently the athletic fields are not lighted nor do they have bleachers or other improvements. The Applicant indicated that they may expand the outside facilities when and if they are able to expand their programs into other sports besides basketball. The Applicant acknowledged and agreed that should they seek to expand the facilities they would be required to return to the Board for site plan approval.

11. The Board determined that the Applicant had met the criteria for the granting of the Conditional Use Approval. The site had operated for a number of years as an educational institution and is well set up to continue in that capacity, particularly at the lower intensity proposed by the Applicant.

12. With respect to the request for a Site Plan Waiver the Board noted that there were not proposed changes to the outside of the building and no substantial changes to the area surrounding the building. Other than the addition of the ADA parking spaces, the restriping of the parking lot is more to bring it back into compliance. As such the Board determined that the criteria for the granting of a site plan waiver was met and that there was no need for a formal site plan submission. The Board granted the Waiver of Site Plan Approval, subject to the conditions set forth herein.

WHEREAS, upon motion duly made and seconded to Grant the "Application for Land Development" for Conditional Use Approval and Waiver of Site Plan Approval, the Board, by a vote of 8 in favor, 0 opposed and 1 abstentions, (Voting for: Basile, Rullo, Raymond, Bomba, Sassi, Burke, Wright and Cagle,)(Abstaining: Lee) voted to GRANT the application; and

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Carneys Point, the application of Olympus Sports, LLC, 166 Annie Way, Sicklerville, New Jersey requesting Conditional Use Approval and Waiver of Site Plan Approval, for land located at 350 Georgetown Road, Carneys Point, New Jersey 08069, also known as Block 160, Lot 1, is **HEREBY APPROVED**, subject, however, to the testimony, representations and stipulations of the Applicant and their representatives, professionals and witnesses at the time of the hearing and in their submissions, and further specifically, subject to the following terms and conditions:

1. Subject to the Applicant complying with and obtaining any and all necessary approvals from any other local, county, state and/or federal government or administrative body having jurisdiction over all or part of this land use development approval; and

2. The Applicant shall comply with all conditions and contingencies contained herein and shall also comply with all of the Ordinances of Carneys Point Township and the Municipal Land Use Law (MLUL) during all phases of the Project. No Certificate of Occupancy or final approvals shall be issued, until all terms, conditions and contingencies provided for herein are satisfied and all bills and escrows relating to this property have been paid in full; and

3. The Planning Board Engineer, Township Engineer and/or Planner shall review all plans and amended plans and inspect the site of the development in order to determine compliance with the terms and conditions of the Planning Board approval. Any shortcomings noted shall be addressed to the satisfaction of the professionals before the signing of the plans and/or the issuance of a certificate of occupancy, as appropriate under the law. The Applicant shall submit appropriate escrow amounts, as determined by the Planning Board Engineer or Township Engineer and applicable law, for inspections; and

4. The Applicant shall comply with all the requirements, revisions and modifications requested by the Planning Board's Planner, Candace Kanapue, PP, ACIP, in her letter dated March 1, 2022 and the Planning Board's Engineer, Stephen Cosaboon, PE, CME, CFM, in his letter dated February 23, 2022, if any, and unless otherwise modified or noted herein; and

5. The Applicant shall supply the Board with copies of their NJDE certifications showing their accreditation with the State of New Jersey; and

6. The Applicant shall work with the Board's Engineer to repair (fill in cracks and potholes in the asphalt parking area) and restripe the parking lot and to add the requisite number of ADA parking spaces [a minimum of four (4)] to make the lot compliant; and

7. The Applicant acknowledged and agreed that should they seek to expand the facilities they would be required to return to the Board for site plan approval.

THE PLANNING BOARD OF THE
TOWNSHIP OF CARNEY'S POINT

HOWARD CAGLE, Chairman

ATTEST:

The foregoing Resolution was a memorialization of action taken at a regular meeting of the Planning Board of the Township of Carney's Point held on the 22nd day of March 2022; and such resolution was adopted by the Planning Board of the Township of Carney's Point at a regular meeting held on April 12, 2022, by a vote 8 to approve, 0 to oppose and 0 to abstain.

FREDA EARNEST, Secretary

In favor of the resolution: *Larry Basile, Anthony Rullo, Pat Bomba, Sam Sassi, Mark Lee, Howard Cagle, Wendy Burke, and David Wright*

Opposed to the resolution:

- 0 -

Abstained: - 0 -

AIMINO & DENNEN, LLC
ATTORNEYS AT LAW

40 Newton Avenue
Woodbury, New Jersey 08096