TOWNSHIP OF MULLICA
MEETING AGENDA
NOVEMBER 24, 2026
7:00 PM

MEETING CALLED TO ORDER

SUNSHINE LAW

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES
Regular Committee Meeting – October 27, 2026

PUBLIC COMMENT ON AGENDA ITEMS

ORDINANCES ON SECOND READING – HEARING/ADOPTION
Ordinance 11-2026 – Amending Lease Purchase Agreement with ACIA

ORDINANCES ON FIRST READING – INTRODUCTION
Ordinance 12-2026 – Amending Salary Ranges of Officers and Employees for the Year 2026
Ordinance 13-2026 – Amending Chapter 144 of the Township Code to Repeal the Prohibition on Class 1 Cannabis Cultivators

CORRESPONDENCE
Tree Lighting – Thursday December 3, 2026, at 6pm
Master Plan Reexamination Survey

COMMITTEE REPORTS
- Department of Revenue and Finance – Deputy Mayor Muller
- Department of Administration – Committeeman Pino
- Department of Public Works – Committeeman Moore
- Department of Development and Housing – Committeeman Forman
- Department of Public Safety – Mayor DeMarco

ENGINEER'S REPORT

OLD BUSINESS
Wild and Scenic River Designation – Planning Board Recommendations
Wharton Park Natural Resources Stewardship – Environmental Commission Review

NEW BUSINESS

TOWNSHIP OF MULLICA
MEETING AGENDA
NOVEMBER 24, 2026
7:00 PM

RESOLUTIONS/CONSENT AGENDA

All matters listed under the consent agenda are considered to be routine in nature, and having been reviewed by Committee, will be enacted in one motion. Any item may be removed from the Consent Agenda at the request of any Committee Member and if so removed, it will be treated as a separate matter. Any items requiring expenditure are supported by a Certification of Availability of Funds.

- **Resolution 193-2026 – Approving Refund of Tax Overpayments (Corelogic)**
- **Resolution 194-2026 – Approving Use of Facilities (Mullica Township Recreation Association)**
- **Resolution 195-2026 – Approving Mobile Home Park License Applications for 2027 (Mullica Woods & Vega Rentals)**
- **Resolution 196-2026 – Approving Towing License Application for 2027 (Gary's Used Cars)**
- **Resolution 197-2026 – Awarding a Contract for Animal Control Services for 2027 (A-Academy)**
- **Resolution 198-2026 – Chapter 159 (HDSRF Grant)**
- **Resolution 199-2026 – Authorizing RFPs for Vehicle Maintenance for 2027**

RESOLUTIONS

- **Resolution 200-2026 – Approving Towing License Application for 2027 (DeMarco's Towing)**
- **Resolution 201-2026 – Amending Memorandum of Understanding with AETS Development Holdings LLC**

PAYMENT OF BILLS: $227,486.08

PUBLIC DISCUSSION

EXECUTIVE SESSION

- **Resolution 201-2026 – Authorizing Executive Session**

APPROVAL OF EXECUTIVE SESSION MINUTES

Executive Session Minutes – October 27, 2026

ADJOURNMENT

The next Regular Township Committee Meeting is scheduled to be held on Tuesday December 22, 2026, at 7:00pm, 500 Elwood Road, Elwood, NJ 08217, Mullica Township School

The items listed on this tentative Committee Agenda are subject to change any time after printing or during the Committee Meeting. Since this Agenda is tentative, items may be added and/or deleted prior to the commencement of the meeting. Formal action may or may not be taken regarding each item listed on the final Agenda or those matters added and discussed by the Mayor and Committee. Please contact Town Hall or visit our website to obtain updates at www.mullicatownship.org.

TOWNSHIP OF MULLICA
ORDINANCE #11-2026

AN ORDINANCE OF THE TOWNSHIP OF MULLICA, IN THE COUNTY OF ATLANTIC, NEW JERSEY, AMENDING ORDINANCE NO. 4-2022, ADOPTED MAY 24, 2022, TO INCREASE THE AUTHORIZED AMOUNT OF A LEASE PURCHASE AGREEMENT WITH THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY RELATING TO THE ISSUANCE OF TOWNSHIP GUARANTEED LEASE REVENUE BONDS, SERIES 202_ (TOWNSHIP OF MULLICA PROJECT) AND ANY NOTES ISSUED IN ANTICIPATION THEREOF BY THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY AND AUTHORIZING THE EXECUTION OF AN AMENDED LEASE PURCHASE AGREEMENT

WHEREAS, The Atlantic County Improvement Authority (the "**Authority**"), a public body corporate and politic constituting an instrumentality of the State of New Jersey (the "**State**") established and created under the provisions of the county improvement authorities law, constituting Chapter 183 of the Pamphlet Laws of 1960 of the State and the acts amendatory thereof and supplemental thereto (the "**Act**"), is authorized pursuant to the terms of the Act to provide public facilities, as such term is defined therein, within the County of Atlantic, New Jersey (the "**County**"), including financing for the construction of same; and

WHEREAS, the Township of Mullica, New Jersey (the "**Township**") desires to construct a new municipal building/police department complex (the "**Facility**") on real property owned by the Township, located at 4528 White Horse Pike, Elwood, New Jersey (the "**Property**"; and together with the Facility, the "**Project**"); and

WHEREAS, the Township requested the Authority's assistance in financing the Project as described herein; and

WHEREAS, the Project constitutes a "public facility" as such term is defined in the Act; and

WHEREAS, the Authority agreed to finance the Project on behalf of the Township through the issuance of bonds, and any notes issued in anticipation thereof, and shall, in connection therewith, lease the Property from the Township and simultaneously lease the Property back to the Township pursuant to a lease purchase agreement (the transactions contemplated hereinabove shall be referred to as the "**Financing**"); and

WHEREAS, the Authority adopted a resolution on May 25, 2022, entitled "Resolution Authorizing the Issuance of Lease Revenue Bonds, Series 2022 (Township of Mullica Municipal Complex Project), of The Atlantic County Improvement Authority and Determining Other Matters Related Thereto", which authorized the Authority to issue bonds to finance the construction of the Project in an aggregate amount not to exceed $5,000,000 (the "**Original Bond Resolution**"); and

WHEREAS, in accordance with the Original Bond Resolution, as supplemented, to finance the costs of the Project, the Authority previously issued $4,525,000 Township Secured Lease Revenue Project Notes, Series 2026 (Township of Mullica Municipal Complex Project) dated August 24, 2026, and maturing on August 23, 2027 (the "**2026 Notes**"), which 2026 Notes currently refunded the Authority's $4,465,000 Township Secured Lease Revenue Project Notes, Series 2025 (Township of Mullica Municipal Complex Project) dated August 26, 2025 (the "**2025 Notes**"), which 2025 Notes currently refunded the Authority's $4,405,000 Township Secured Lease Revenue Project Notes, Series 2024 (Township of Mullica Municipal Complex Project) dated August 28, 2024 (the "**2024 Notes**"), which 2024 Notes were originally issued to pay costs associated with the Project; and

WHEREAS, the Township Committee of the Township heretofore adopted Ordinance No. 4-2022 on May 24, 2022 ("**Ordinance No. 4**"), which authorized the Authority and the Township to enter into that certain Lease Purchase Agreement dated August 1, 2024 (the "**Lease Purchase Agreement**"), pursuant to which the Authority acquired a leasehold interest in the Property from the Township and, upon completion of construction of the Facility, the Township will acquire a leasehold interest in the same from the Authority; and

WHEREAS, at the time of adoption of Ordinance No. 4, the total costs of the Project (the "**Project Costs**") were estimated not to exceed $5,000,000; and

WHEREAS, in September, 2026, after the formal bid process was completed, the lowest bid for the Project received by the Authority was in the amount of $6,880,000; and

WHEREAS, in order to finance the additional Project costs, and subject to the approval of the Local Finance Board, the Authority intends to adopt (i) a supplemental resolution authorizing the issuance of additional bonds or notes, pursuant to the Original Bond Resolution, in the amount of $2,800,000, for a total authorization for the Project in the amount of $7,800,000 (the "**Supplemental Resolution**") and (ii) upon the maturity of any outstanding obligations under the Original Bond Resolution, a new general bond resolution authorizing bonds and notes in an amount not to exceed $7,800,000 (the "**2027 Bond Resolution**", and together with the Original Bond Resolution, the Supplemental Bond Resolution, and any amendments thereof or supplements thereto in accordance with the terms thereof and the Original Bond Resolution shall be collectively referred to as the "**General Bond Resolution**"); and

WHEREAS, the Lease Purchase Agreement shall be amended (the "**Amended Lease Purchase Agreement**") to reflect the total authorization of Lease Revenue Bonds, or notes issued in anticipation thereof, for the Project in the amount of $7,800,000 (the "**Bonds**"); and

WHEREAS, the Township Committee still believes it to be in the best interests of the residents of the Township to move forward with the construction of the Project and, through the adoption of this Ordinance, the Township Committee intends to increase the Township's appropriation for the Project by $2,800,000, from $5,000,0000, as approved and authorized by Ordinance No. 4, to $7,800,000, and to ratify and affirm all actions taken by the Township and officials thereof under and pursuant to Ordinance No. 4.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MULLICA, IN THE COUNTY OF ATLANTIC, NEW JERSEY, AS FOLLOWS:

Section 1. The Township hereby approves and authorizes an increase in the amount of debt service/lease payment schedules for the Project under the Amended Lease Purchase Agreement in the amount of $2,800,000, for a total aggregate authorization amount for the Project of $7,800,000, subject to the required approval of the Local Finance Board, in the Division of Local Government Services, Department of Community Affairs, and the parameters set forth herein. The Mayor, the Clerk/Administrator and the Chief Financial Officer of the Township (each, an "**Authorized Officer**") are hereby each severally authorized and directed to execute or acknowledge and deliver the Amended Lease Purchase Agreement, and such other agreements, amendments, documents or certificates as may be necessary or required in connection with the Financing (the "**Project Documents**"), including without limitation, the execution and delivery of a modification to the Amended Lease Purchase Agreement and the issuance, from time to time, of the Bonds to be so executed or acknowledged by the Township, with such changes thereto as such Authorized Officers, after consultation with counsel to the Township, bond counsel to the Township and other professional advisors to the Township and the Authority (together, the "**Consultants**"), deem in their discretion to be necessary, desirable or convenient for the execution thereof and to consummate the transactions contemplated hereby, which execution thereof shall conclusively evidence such Authorized Officers' approval of any changes to the forms thereof.

Section 2. The Clerk of the Township is hereby authorized and directed, upon the execution or acknowledgment of the documents set forth in Section 1 hereof in accordance with Section 1 hereof, to attest to each Authorized Officer's execution nor acknowledgment of such document and is hereby further authorized and directed to thereupon affix the seal of the Township to such documents.

Section 3. Upon the execution or acknowledgment and attestation of and, if required, the placing of the seal on the documents set forth in Section 2 hereof as contemplated by Sections 1 and 2 hereof, each Authorized Officer is hereby authorized and directed to (i) deliver the fully executed or acknowledged, attested and sealed documents to the other parties thereto and (ii) perform such other actions as such Authorized Officer deems necessary, desirable or convenient in relation to the execution and delivery thereof.

Section 4. Each Authorized Officer is hereby authorized and directed to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or proper for carrying out the execution and delivery of the Amended Lease Purchase Agreement, the Project Documents, the leasing of the Property, the undertaking of the Project and all related transactions contemplated by this ordinance and by the Project Documents and necessary or desirable in connection with the issuance of the Bonds, including all determinations with respect to the refunding of Bonds and the severance or conveyance of any property from the Amended Lease Purchase Agreement (to the extent permitted thereby).

Section 5. The full faith and credit of the Township are hereby pledged to the punctual payment of all payments due under the Amended Lease Purchase Agreement. The obligation to make such payments shall be a general obligation of the Township, and the Township shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Township for the payments due under the Amended Lease Purchase Agreement without limitation as to rate or amount.

Section 6. The provisions of this ordinance are severable. To the extent any clause, phrase, sentence, paragraph or provision of this ordinance shall be declared invalid, illegal or unconstitutional, the remaining provisions shall continue to be in full force and effect.

Section 7. Ordinance No. 4 is hereby reaffirmed in its entirety and shall remain in full force except as modified herein.

Section 8. This ordinance shall take effect in accordance with applicable law.

Dated: November 24, 2026

_____
Monica Newton
Acting Municipal Clerk

_____
DeAnna DeMarco
Mayor

First Reading: October 27, 2026
Publication: October 28, 2026
Adoption: November 24, 2026
Publication: November 25, 2026

STATE OF NEW JERSEY
COUNTY OF ATLANTIC
TOWNSHIP OF MULLICA

ORDINANCE 12- 2026

AMENDING SALARY RANGES OF OFFICERS AND EMPLOYEES FOR THE YEAR 2026

SECTION 1: The salaries and wages of employees whose terms and conditions of employment are governed by a collective bargaining agreement shall be as set forth in their respective bargaining agreements.

SECTION 2: The salary ranges for other officers and employees of the Township of Mullica shall be as listed below:

The following salaries, wages and compensation shall be paid to the following officials and employees of the Township of Mullica and shall be paid to all those employed at the time of passing of this Ordinance who have been continuously employed since January 1, 2026, or thereafter on a retroactive basis as stated in the annual salary resolution, appointing resolution, collective bargaining agreement or personal services agreement.

2026 Salary Ranges	Min	Max
Administrative Assistant	16.00/hr	30.00/hr
Building Maintenance Worker	16.00/hr	25.00/hr
Building Sub-Code Official	500.00	15,000.00
Chief of Police	104,000.00	155,000.00
Clerk	30,000.00	90,000.00
Clerk, Part-time	16.00/hr	75.00/hr
Code Enforcement Officer	16.00/hr	35.00/hr
Construction Official	500.00	110,000.00
Control Person/Technical Assistant	30,000.00	65,000.00
Control/Technical Assistant, Part time	16.00/hr	30.00/hr
Deputy Clerk	31,500.00	75,000.00
Deputy Clerk, Part time	16.00/hr	35.00/hr
Emergency Mgmt Coordinator	500.00	3,500.00
Emergency Mgmt Deputy Coordinator	500.00	2,500.00
Finance Officer	20,000.00	100,000.00
Finance Assistant	20,000.00	60,000.00
Grants Coordinator	250.00	1,500.00
Heavy Equipment Operator	35,000.00	45,000.00
Laborer	33,500.00	38,000.00
Laborer, Part-time	16.36/hr	25.00
Light Equipment Operator	35,000.00	40,000.00
Light Equipment Operator, Part-time	16.36/hr	16.87/hr
Planning Board Secretary	500.00	10,000.00
Police Captain	100,000.00	140,000.00
Police Corporal		113,910.00
Police Lieutenant		136,078.00
Police Matron – Full Time	30,000.00	47,000.00
Police Matron, Part time	16.00/hr	30.00/hr
Police Officer	45,326.00	111,987.00
Police Sergeant	117,707	125,302.00

Special Officer - Class II	15.14/hr	35.00/hr
Special Officer – Class III	15.14/hr	36.50/hr
Sub-Code Officials	500.00	10,000.00
Superintendent of Public Works	40,000.00	80,000.00
Supervisor Public Works	35,000.00	65,000.00
Tax Assessor	15,600.00	65,000.00
Tax Assessor hourly	45.00/hr	80.00/hr
Tax Clerk	15.14/hr	30.00/hr
Tax Collector	30,000.00	90,000.00
Technology Coordinator	500.00	20,000.00
Township Committee	500.00	3,000.00
Zoning Officer	16.00/hr	35.00/hr

SECTION 3: All salaries and wages as listed in Section 2 shall be paid bi-weekly and shall be effective retroactive to the first pay in 2026.

SECTION 4: All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies.

SECTION 5: If any section, subsection, paragraph, clause, or provision of this ordinance shall be adjudged to be invalid, such adjudication shall apply only to such action, subsection, paragraph, clause or provision and the remainder of this ordinance shall be deemed valid and effective.

SECTION 6: This Ordinance shall take effect upon passage and publication in the manner required by New Jersey law.

INTRODUCTION: November 24, 2026
PUBLICATION:
ADOPTION:
PUBLICATION WITH STATEMENT:
EFFECTIVE:

DeAnna DeMarco
Mayor

Monica Newton
Acting Municipal Clerk

TOWNSHIP OF MULLICA
COUNTY OF ATLANTIC, STATE OF NEW JERSEY
ORDINANCE NO. 13-2026

AN ORDINANCE OF THE TOWNSHIP OF MULLICA, COUNTY OF ATLANTIC, STATE OF NEW JERSEY, AMENDING CHAPTER 144 (LAND DEVELOPMENT) OF THE TOWNSHIP CODE TO REPEAL THE PROHIBITION ON CLASS 1 CANNABIS CULTIVATORS AND ESTABLISH CONDITIONAL USE AND BULK STANDARDS FOR INDOOR, GREENHOUSE, AND OUTDOOR CANNABIS CULTIVATION FACILITIES

WHEREAS, pursuant to the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, P.L. 2021, c. 16 (N.J.S.A. 24:6I-31 et seq.), the Township of Mullica previously adopted Ordinance No. 6-2021 prohibiting all classes of cannabis establishments within the Township; and

WHEREAS, the Township Committee of the Township of Mullica has determined that permitting and strictly regulating Class 1 Cannabis Cultivation facilities—including indoor, hard-sided greenhouse, and outdoor cultivation operations—within designated zoning districts, subject to strict compliance with N.J.A.C. 17:30-1.1 et seq. and design standards consistent with the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-1.1 et seq.), will promote responsible economic development while creating jobs, protecting public safety, the environment, and the rural character of Mullica Township; and

WHEREAS, the entire Township of Mullica lies within the Pinelands Area, and any amendment to Chapter 144 (Land Development) is subject to review and certification by the New Jersey Pinelands Commission pursuant to N.J.S.A. 13:18A-1 et seq. and N.J.A.C. 7:50-3.31 et seq.; and

THERFORE, BE IT RESOLVED, this Ordinance shall be referred to the Mullica Township Planning Board pursuant to N.J.S.A. 40:55D-26 and submitted to the New Jersey Pinelands Commission for certification pursuant to N.J.A.C. 7:50-3.45.

BE IT FURTHER RESOLVED, by the Township Committee of the Township of Mullica, County of Atlantic, State of New Jersey, as follows:

SECTION 1. Amendment to Section 144-122 (Schedule of District Regulations and Certain Prohibited Uses)

Section 144-122C of the Code of the Township of Mullica is hereby amended to remove Class 1 Cannabis Cultivator facilities from the list of prohibited uses, provided such facilities are licensed by the New Jersey Cannabis Regulatory Commission (NJ-CRC) and receive conditional use and major site plan approval from the Mullica Township Planning Board. All other classes of cannabis establishments (Classes 2, 3, 4, 5, and 6) shall remain strictly prohibited.

SECTION 2. Addition of Section 144-122.1 (Class 1 Cannabis Cultivation Facilities)

Chapter 144, Article XII (Zoning Districts and Permitted Uses) of the Code of the Township of Mullica is hereby supplemented by adding § 144-122.1, titled "Class 1 Cannabis Cultivation Facilities," to read as follows:

A. Permitted Zoning Districts. Class 1 Cannabis Cultivation facilities shall be permitted exclusively as a conditional use in the following zoning districts:

1. RDA – Rural Development Area District (Indoor, Hard-Sided Greenhouse, and Outdoor cultivation).

2. AP – Agricultural Production District (Indoor, Hard-Sided Greenhouse, and Outdoor cultivation, subject to Pinelands Comprehensive Management Plan limits under N.J.A.C. 7:50-5.24).

3. FAR – Forest Area Residential District (Indoor, Hard-Sided Greenhouse, and Outdoor cultivation, subject to Pinelands Forest Area commercial and environmental limits under N.J.A.C. 7:50-5.23).

B. Municipal License Cap. There shall be a maximum of three (3) Class 1 Cannabis Cultivator licenses permitted to operate within the Township of Mullica at any given time. Each license to be subject to Mullica Township Planning Board review and conditional use approval.

C. Bulk, Area, and Yard Requirements. All Class 1 Cannabis Cultivation facilities shall comply with the following bulk standards:

Bulk Standard	RDA & AP Districts	FAR District (Forest Area)
Minimum Lot Area	5.0 Acres (Indoor) / 10.0 Acres (Greenhouse or Outdoor)	10.0 Acres (Indoor) / 15.0 Acres (Greenhouse or Outdoor)
Minimum Lot Frontage	300 feet	400 feet
Minimum Lot Depth	400 feet	500 feet
Minimum Front Yard Setback	100 feet	150 feet
Minimum Side Yard Setback	75 feet (each side)	100 feet (each side)
Minimum Rear Yard Setback	100 feet	150 feet
Maximum Building Height	35 feet (2.5 stories)	35 feet (2.5 stories)
Maximum Building Coverage	15%	10%
Maximum Impervious Coverage	25%	15%

D. Conditional Use Standards. Every Class 1 Cannabis Cultivation facility must satisfy all of the following conditions. Failure to comply with any condition shall require a conditional use variance pursuant to N.J.S.A. 40:55D-70(d)(3):

1. Sensitive Use Buffers: No parcel containing a cannabis cultivation facility shall be located within 1 mile of any public or private elementary or secondary school (including Mullica Township Primary and Middle Schools), licensed child-care center, house of worship, or public park/playground, measured from property line to property line.

2. Residential Separation: All cultivation structures, outdoor cultivation perimeters, loading docks, and mechanical equipment shall be set back at least one quarter (¼) of a mile from any existing residential dwelling or non-participating residential zone boundary (FARR, EV, NV, SV, WV, PT). Within the FAR district, a minimum one quarter (¼) of a mile undisturbed forested buffer shall be maintained along all perimeter property lines abutting residentially developed parcels.

3. Native Pinelands Vegetation: Existing native Pinelands forest vegetation within required buffer areas shall be preserved to the maximum extent practicable. Where supplemental planting is required to achieve year-round visual screening of buildings or outdoor cultivation areas, only native Pinelands species listed in N.J.A.C. 7:50-6.25 and Chapter 144, Article XI (§ 144-94) shall be utilized.

4. Wetlands and Water Bodies: All structures, outdoor cultivation areas, clearing, and land disturbance shall maintain a minimum 300-foot buffer from wetlands and surface water bodies, or such lesser buffer as specifically approved by the New Jersey Pinelands Commission pursuant to N.J.A.C. 7:50-6.14.

5. Facility Enclosure & Cultivation Area Standards:

a. Indoor and Greenhouse Cultivation: Indoor cultivation shall take place within a permanent, fully enclosed, rigid building. Greenhouse cultivation shall take place within a commercial-grade, permanent hard-sided greenhouse constructed with rigid glazing panels. Temporary plastic-film hoop houses are prohibited.

b. Outdoor Cultivation: Outdoor cultivation is permitted on parcels meeting the minimum lot area requirements in Subsection C. All outdoor cultivation plots shall be fully enclosed within a secure perimeter fence and visually screened from public rights-of-way and adjacent properties.

c. Post-Harvest Processing and Storage: Regardless of whether cannabis is cultivated indoors, in a greenhouse, or outdoors, all drying, trimming, curing, packaging, and storage operations shall take place entirely within a permanent, fully enclosed, rigid building.

6. Odor Mitigation:

a. Enclosed Buildings and Greenhouses: All rigid buildings and hard-sided greenhouses used for cultivation, drying, trimming, curing, or storage must install and maintain a multi-stage activated carbon air filtration and negative-pressure ventilation system certified by a

New Jersey Licensed Professional Engineer to ensure zero detectable cannabis odor at or beyond the property line.

b. Outdoor Cultivation: Outdoor cultivation facilities shall submit an Odor Management Plan prepared by a New Jersey Licensed Professional Engineer or qualified agricultural specialist demonstrating that spatial separation, prevailing wind orientation, and vegetative perimeter buffers will minimize off-site odor impacts on adjacent residential properties.

7. Pinelands Environmental & Water Quality Standards: Every facility shall demonstrate compliance with the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-6), including wetlands buffer protections (300 feet minimum unless reduced by the Pinelands Commission), stormwater management, threatened and endangered species surveys (mandatory in the FAR district), septic dilution/nitrate-nitrogen water quality standards (2 ppm standard at the property line), and, for outdoor cultivation operations, Pinelands agricultural pesticide, fertilizer, and irrigation management standards.

8. Security & Lighting: Facilities shall maintain 24/7 video surveillance, perimeter fencing (minimum 8 feet high, opaque or visually screened from public view), and alarm systems compliant with N.J.A.C. 17:30-9.10, including all NJ-CRC physical security requirements specific to outdoor cultivation areas. All exterior lighting shall be dark-sky compliant, downward-shielded, and produce zero light spillage onto neighboring properties.

9. Signage: Limited to one (1) monument or facade sign not exceeding 24 square feet, displaying only the registered business name in plain text. Depictions of cannabis leaves, plants, or slang terminology are prohibited.

10. Parking & Loading: Off-street parking shall be provided at a ratio of 1 space per 1,000 square feet of gross building floor area (plus 1 space per employee on the maximum shift for outdoor cultivation operations), plus a minimum of one (1) screened interior or rear-facing loading bay. Deliveries and commercial pickups are restricted to between 7:00 a.m. and 8:00 p.m.

11. Cannabis Waste Disposal: All cannabis waste and plant byproducts shall be stored, rendered unusable and unrecognizable, tracked in the State inventory tracking system, and disposed of in strict compliance with N.J.A.C. 17:30-9.12 and New Jersey Department of Environmental Protection (NJDEP) solid and hazardous waste regulations.

12. Quarterly Coordination and Safety Review Meetings: As an ongoing condition of municipal licensure and conditional use compliance, the designated General Manager and Security Director of each licensed Class 1 Cannabis Cultivator facility shall attend mandatory quarterly coordination meetings with Mullica Township officials—including the Township Clerk, Chief of Police, Fire Chief, Zoning Official, and the Mullica Township Coordinator of Emergency Management (OEM)—to review facility operations, site security, traffic/delivery compliance, fire safety, hazardous materials storage, and community impacts.

13. Compliance with the Farmland Assessment Act of 1964: Pursuant to N.J.S.A. 24:6I-49b(1) and N.J.A.C. 17:30-10.1(a), no Class 1 Cannabis Cultivator establishment, building,

greenhouse, outdoor cultivation plot, parking area, or associated site improvement shall be located or operated on any land valued, assessed, or taxed under the Farmland Assessment Act of 1964 (N.J.S.A. 54:4-23.1 et seq.), as amended in 2026. Prior to the issuance of any Zoning Permit, Construction Permit, or Municipal Cannabis License—and as an ongoing condition of annual license renewal—the property owner must formally remove the cultivation lot from Farmland Assessment, pay all applicable rollback taxes under N.J.S.A. 54:4-23.8 in full, and submit written certification from the Mullica Township Tax Assessor confirming the parcel is taxed at full commercial/non-farmland value.

SECTION 3. Local Licenses and Municipal Transfer Tax

1. Municipal Business Registration. Every Class 1 Cannabis Cultivator operator shall apply for and maintain an active annual Municipal Business Registration with the Mullica Township Clerk prior to commencing operations and throughout the duration of business activity, accompanied by a non-refundable annual registration fee of $100.00.

2. Annual Municipal Cannabis License. In addition to holding a valid Class 1 license issued by the New Jersey Cannabis Regulatory Commission (CRC) and receiving Planning Board site plan approval, every operator shall obtain an annual Municipal Cannabis License from the Mullica Township Clerk, subject to a non-refundable initial application and annual renewal fee of $5,000.00 and review by the Police Chief, Tax Collector, Zoning/Code Enforcement Officer, and Township Committee for compliance.

3. Municipal Cannabis Transfer Tax. Pursuant to N.J.S.A. 40:48I-1, a local transfer tax of two percent (2%) is hereby imposed on all receipts from every sale of cannabis by a Class 1 Cannabis Cultivator located within Mullica Township to any other cannabis establishment, which tax shall be collected and remitted to the Township Chief Financial Officer on a quarterly basis alongside a certified financial statement of gross receipts.

SECTION 4. Referral to Planning Board and Pinelands Commission and NJ-CRC Compliance

1. Planning Board Referral: Following introduction on first reading, the Municipal Clerk is directed to refer this Ordinance to the Mullica Township Planning Board pursuant to N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64 for Master Plan consistency review prior to second reading and public hearing.

2. Pinelands Commission and County Filing: Upon adoption, the Municipal Clerk shall transmit a certified copy of this Ordinance to the New Jersey Pinelands Commission pursuant to N.J.A.C. 7:50-3.45 and to the Atlantic County Planning Board pursuant to N.J.S.A. 40:55D-16.

3. New Jersey Cannabis Regulatory Commission (NJ-CRC): Any applicant seeking a state Class 1 Cannabis Cultivator license within the Township must submit proof of site control, a Zoning Verification Letter from the Township Zoning Official, and a preliminary site and operational plan prior to requesting a Resolution of Local Support pursuant to N.J.A.C. 17:30-5.1(g). Prior to receiving a Municipal Cannabis License or Certificate of Occupancy, the applicant shall file a copy of its NJ-CRC application (with confidential financial or personal data redacted) and active state license with the Municipal Clerk.

SECTION 5. Repealer, Severability, and Effective Date

1. Repealer: All ordinances or parts of ordinances inconsistent with the provisions of this Ordinance, including inconsistent provisions of Ordinance No. 6-2021, are hereby repealed to the extent of such inconsistency.

2. Severability: If any section, subsection, sentence, clause, or phrase of this Ordinance is declared invalid by a court of competent jurisdiction or the New Jersey Pinelands Commission, such decision shall not affect the remaining portions of this Ordinance.

3. Effective Date: This Ordinance shall take effect upon final passage, publication as required by law, filing with the Atlantic County Planning Board, and certification by the New Jersey Pinelands Commission pursuant to N.J.A.C. 7:50-3.45.

_____ _____

Monica Newton, Acting Municipal Clerk **Deanna DeMarco, Mayor**

Introduction: November 24, 2026

Final:

Adopted:

Certified to be a true copy of an Ordinance adopted by the Mayor and Township Committee of the Township of Mullica at a regular meeting held on , 2026 at the Mullica Township Municipal Building.

Date:

_____

Monica Newton, Acting Municipal Clerk

Principals
Richard Rehmann, GISP
Richard Heggan, PLS, PP
Jeffery MacPhee, PLS
Carolyn Feigin, PE, PP, CME

Township of Mullica Committee Meeting
November 24, 2026

ENGINEER'S REPORT

1. **NJDOT FY2027 Application** (ARH Proj. #62-01019.01)
   - Awarded funds to Mullica in the amount of $345,907.00 for improvements on Reading Avenue between 22nd and 5th Avenue.
   - Will prepare a design and construction management proposal for consideration at the next Committee Meeting.

2. **NJDOT FY2026 Municipal Aid – 4th Avenue Roadway & Drainage Improvements** (ARH Proj. #62-01018.01)
   - Project to start mid-December and should be substantially completed by the end of the year, weather dependent.

3. **New Police Building Site** (ARH Proj.# 6201001.03)
   - Pending award to Shorelands Construction.

4. **Road Opening(s) and Individual Grading Reviews**
   - 5509 Indian Cabin Road – under review
   - 267 Elm Street – pending complete application

5. **SJ Gas – Proposed Gas Main Extension Project (Pre-Construction)**
   - Proposed to include the following roads: Hankins Road, Richards Avenue, W. Lakeview Drive, N. Lakeview Drive, E. Lakeview Drive, Tomocomo Drive.
   - Coordinating with SJ gas on when the project will start. Designer will need permits from NJDEP prior to starting work. A 30-day review extension was granted by NJDEP per the applicant's request.
   - Anticipate to begin late 2026 early 2027, based on preliminary discussions with the designer.

6. **Other Items:**
   - 5th Avenue Bridge
     - The bridge is being issued for design and construction by the County for repairs to the existing culvert. Will continue to coordinate for future updates. The one-way lane will be maintained for the interim until the project begins. No timeline was provided, but this remains in their list of bridges to address within the County.
   - Cannabis Ordinance Amendment
     - Reviewing with the Township Planner, considering a conditional use rather than a permitted use.
     - Need to establish conditions prior to adopting ordinance.

Respectfully Submitted,

James Sia, PE *for*
ARH Associates

JS
W:\FILEROOM\HQ\6\6201000\ENG\COR\2026 Committee Meeting Reports\2026-11-November Report.docx

TOWNSHIP OF MULLICA
RESOLUTION NO. 193-2026

REFUND OF TAXES

WHEREAS, it has been brought to the attention of the Township Committee that the below amounts for 2026 property taxes are to be refunded to CORELOGIC, 3001 HACKBERRY ROAD. IRVING, TEXAS 75063-0156, for the following purpose:

YEAR	BLOCK / LOT	AMOUNT	PURPOSE
2026	2501/5	$1278.15	Overpayment
2026	10302/14.02	$3463.06	Overpayment
2026	1601/13	$1269.05	Overpayment
2026	3720/6	$1397.57	Overpayment

TOTAL TO REFUND CORELOGIC: $7,407.83

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Mullica refund taxes as noted above for the above referenced Block and Lots as they are overpayments.

Adopted: November 24, 2026

This is to certify that this is a true copy of a Resolution adopted by the Township of Mullica Committee at the Regular Meeting held on November 24, 2026

_____
Deanna DeMarco
MAYOR

ATTEST:

_____
Monica Newton
ACTING MUNICIPAL CLERK

TOWNSHIP OF MULLICA
RESOLUTION 194-2026

RESOLUTION APPROVING FACILITIES USE FOR MULLICA TOWNSHIP RECREATION ASSOCIATION

WHEREAS, the Mullica Township Recreation Association has properly submitted an Application for Use of Facilities requesting use of the Baseball and Soccer Fields for their sports programs; and,

WHEREAS, The Township approves the use of the fields as requested.

NOW THEREFORE BE IT RESOLVED the Township Committee of the Township of Mullica, Atlantic County, New Jersey, does hereby approve the below-listed event, subject to the full execution of the Use of Facilities Agreement, and compliance with its terms and conditions:

APPLICANT	Mullica Township Recreation Association
DESCRIPTION	Sport Program Field Usage – Baseball & Soccer Fields
DATE	February 15 – July 15, 2027; Monday – Saturday
TIME	M-F: 5:00 PM – 10:30 PM Saturday: 8:00AM – 10:00PM

ADOPTED: NOVEMBER 24, 2026

This is to certify that this is a true copy of a Resolution adopted by the Township of Mullica Committee at the Regular Meeting held on November 24, 2026

_____
DeAnna DeMarco
Mayor

_____
Monica Newton
Acting Municipal Clerk

TOWNSHIP OF MULLICA
RESOLUTION NO. 195-2026

MOBILE HOME PARK RENEWAL - 2027

WHEREAS, the Township Committee for the Township of Mullica in the County of Atlantic, State of New Jersey has received an application for renewal of a Mobile Home Park License heretofore issued by the Township Committee of the Township of Mullica which are more specifically enumerated below, and

WHEREAS, the application has been reviewed by the Acting Municipal Clerk and the property has been inspected by the Code Enforcement Officer and all are in compliance,

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Mullica that the Township Committee shall renew the Mobile Home Park License as enumerated below for a period of one year, retroactive to January 1, 2027 to December 31, 2027.

NAME & LOCATION

Mullica Woods Adult Community
1201 Heidelberg Ave
Egg Harbor City, NJ 08215

Vega Rentals LLC
3033 S. White Horse Pike
Hammonton, NJ 08037

Adopted: November 24, 2026

This is to certify that this is a true copy of a Resolution adopted by the Township of Mullica Committee at the Regular Meeting held on November 24, 2026

DEANNA DEMARCO
MAYOR

ATTEST:

MONICA NEWTON
ACTING MUNICIPAL CLERK

TOWNSHIP OF MULLICA
RESOLUTION NO. 196-2026

APPROVING TOWING LICENSE APPLICATION 2027
GARY'S USED CARS

WHEREAS, the Acting Township Clerk for the Township of Mullica in the County of Atlantic, State of New Jersey has received an application for a Towing Licenses heretofore issued by the Township Committee of the Township of Mullica which are more specifically enumerated below, and

WHEREAS, the application and property have been reviewed and inspected by the Code Enforcement Officer and the Police Department and all are in compliance,

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Mullica that the Township Committee shall renew the Towing License as enumerated below for the 2027 calendar year, expiring December 31, 2027.

NAME & LOCATION

Gary's Used Cars
4612 White Horse Pike

Adopted: NOVEMBER 24, 2026

This is to certify that this is a true copy of a Resolution adopted by the Township of Mullica Committee at the Regular Committee Meeting held on November 24, 2026

_____
DEANNA DEMARCO
MAYOR

ATTEST:

_____
MONICA NEWTON
ACTING MUNICIPAL CLERK

TOWNSHIP OF THE MULLICA
RESOLUTION 197-2026

RESOLUTION AWARDING A CONTRACT FOR ANIMAL CONTROL SERVICES FOR 2027

WHEREAS, A-Academy submitted a proposal for Animal Control Services for CY 2027 for an annual fee of $5,700; and

WHEREAS, according to N.J.S.A. 4:19-15 &16, A-Academy meets the requirements for the contract; and

WHEREAS, the funds will be encumbered by purchase order on an as needed basis, as required by pursuant to N.J.A.C 5:30-5.4.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Mullica, County of Atlantic, State of New Jersey, hereby accept and approve the proposal submitted by A-Academy for a one-year contract period.

BE IT FURTHER RESOLVED, that the Acting Chief Financial Officer is authorized to execute all relevant contract documents.

ADOPTED: November 24, 2026

This is to certify that this is a true copy of a Resolution adopted by the Township of Mullica Committee at the Regular Meeting held on November 24, 2026

_____
DeAnna DeMarco
Mayor

_____
Monica Newton,
Acting Municipal Clerk

TOWNSHIP OF MULLICA
RESOLUTION 198-2026

RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION PURSUANT TO N.J.S.A. 40A:4-87 (CHAPTER 159) — HAZARDOUS DISCHARGE SITE REMEDIATION FUND (HDSRF) GRANT

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 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 of equal amount; and

WHEREAS, the Township of Mullica has been awarded a grant in the amount of $944,784.83 from the New Jersey Economic Development Authority (NJEDA) / New Jersey Department of Environmental Protection (NJDEP) Hazardous Discharge Site Remediation Fund (HDSRF) for 1801 Columbia Road (Block 2401, Lot 10) and wishes to amend its 2026 Municipal Budget to include this amount as revenue.

SECTION 1:

NOW, THEREFORE, BE IT RESOLVED, that the Township of Mullica, County of Atlantic 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 2026:

Miscellaneous Revenues:
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:
NJEDA / NJDEP – Hazardous Discharge Site Remediation Fund (HDSRF) Grant — $944,784.83

SECTION 2:

BE IT FURTHER RESOLVED, that a like sum of $944,784.83 be is hereby appropriated under the caption of:

General Appropriations:
(a) Operations Excluded from "CAPS"
Public and Private Programs Off-Set by Revenues:
NJEDA / NJDEP – Hazardous Discharge Site Remediation Fund (HDSRF) Grant — $944,784.83

SECTION 3:

BE IT FURTHER RESOLVED, that the Acting Chief Financial Officer is hereby directed to electronically submit the Chapter 159 certification and supporting grant documentation to the Director of the Division of Local Government Services pursuant to N.J.S.A. 40A:4-87.

Adopted: November 24, 2026

This is to certify that this is a true copy of a Resolution adopted by the Township of Mullica Committee at the Regular Meeting held on November 24, 2026

DeAnna DeMarco
Mayor

Monica Newton,
Acting Municipal Clerk

TOWNSHIP OF MULLICA
RESOLUTION 199-2026

AUTHORIZING VEHICLE MAINTENANCE REQUEST FOR PROPOSALS

WHEREAS, The contract for vehicle maintenance services expires December 31, 2026 and;

WHEREAS, it is necessary to solicit proposals for vehicle maintenance services as the estimated cost of service is expected to exceed $17,500.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mullica, County of Atlantic, State of New Jersey that for the reasons set forth in the Preamble hereinabove, hereby authorizes the Acting Chief Financial Officer to advertise for receipt of proposals

ADOPTED: November 24, 2026

This is to certify that this is a true copy of a Resolution adopted by the Township of Mullica Committee at the Regular Meeting held on November 24, 2026

DEANNA DEMARCO
MAYOR

MONICA NEWTON
ACTING MUNICIPAL CLERK

TOWNSHIP OF MULLICA
RESOLUTION NO. 200-2026

APPROVING TOWING LICENSE APPLICATION 2027
DEMARCO'S TOWING

WHEREAS, the Acting Township Clerk for the Township of Mullica in the County of Atlantic, State of New Jersey has received an application for a Towing License heretofore issued by the Township Committee of the Township of Mullica which are more specifically enumerated below, and

WHEREAS, the application and property have been reviewed and inspected by the Code Enforcement Officer and the Police Department and all are in compliance,

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Mullica that the Township Committee shall renew the Towing License as enumerated below for the 2027 calendar year, expiring December 31, 2027.

NAME & LOCATION

DeMarco's Towing
4200 White Horse Pike

Adopted: NOVEMBER 24, 2026

This is to certify that this is a true copy of a Resolution adopted by the Township of Mullica Committee at the Regular Committee Meeting held on November 24, 2026

_____
DEANNA DEMARCO
MAYOR

ATTEST:

_____
MONICA NEWTON
ACTING MUNICIPAL CLERK

TOWNSHIP OF MULLICA
RESOLUTION 201-2026

RESOLUTION OF THE TOWNSHIP OF MULLICA AMENDING THE OCTOBER 7, 2025, MEMORANDUM OF UNDERSTANDING BY AND BETWEEN AETS DEVELOPMENT HOLDINGS, LLC AND THE TOWNSHIP OF MULLICA

WHEREAS, the Township of Mullica has been designated as an area in need of rehabilitation by letter from the New Jersey Department of Community Affairs dated December 18, 2020; and

WHEREAS, by way of Resolution No. 205-2025 entitled "Resolution of the Township of Mullica Designating AETS Development Holdings, LLC as a Conditional Redeveloper for a Proposed Community Solar Project" for a part of the Township's closed sanitary landfill located at Block 9001, Lot 17 on the Official Tax Map of the Township of Mullica and approving a Memorandum of Understanding between the Township of Mullica and AETS Development Holdings, LLC in furtherance of a proposed community solar project, the Township of Mullica entered into a Memorandum of Understanding with AETS Development Holdings, LLC dated October 7, 2025; and

WHEREAS, the Township of Mullica and AETS Development Holdings, LLC have determined to jointly explore the feasibility for the redevelopment of a portion of the Township's closed sanitary landfill for the community solar project and to continue negotiating an agreement for the redevelopment consistent with the redevelopment agreement to be entered between the parties; and

WHEREAS, to that end AETS Development Holdings, LLC has forwarded a correspondence dated November 13, 2026, attached hereto as Exhibit "A" requesting a 450-day extension of the interim period as set forth in the Memorandum of Understanding; and

WHEREAS, the Township Committee has determined that it is in the best interest of the Township to amend the Memorandum of Understanding to extend the interim period as set forth in the November 12, 2026, correspondence from AETS Development Holdings, LLC.

NOW THEREFORE BE IT RESOLVED by the Mayor and Township Committee of the Township of Mullica, County of Atlantic, State of New Jersey that for the reasons set forth in the preamble here and above it hereby determines as follows:

1. To approve the first amendment to the October 7, 2025 Memorandum of Understanding attached hereto and incorporated by reference herein between the Township of Mullica and AETS Development Holdings, LLC as the Conditional Redeveloper for a portion of Block 9001, Lot 17 on the Official Tax Map of the Township of Mullica in order to continue the pursuit of the feasibility of locating a community solar project on a portion of the closed Township's sanitary landfill located along Elwood-Weekstown Road.

DASTI, McGUCKIN,
McNICHOLS, CONNORS
ANTHONY & BUCKLEY

COUNSELLORS AT LAW

620 WEST LACEY ROAD
FORKED RIVER, N.J. 08731

BE IT FURTHER RESOLVED that the Mayor and Township Clerk are hereby authorized to execute said agreement with AETS Development Holdings, LLC for this purpose.

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

The motion to approve was made by _____, seconded by _____ and adopted by Mullica Township by the following votes:

AYES:

NAYS:

ABSTENTIONS:

CERTIFICATION

I hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Township of Mullica at its regular meeting on the ____ day of _____, 2026, in the Township of Mullica.

_____
MONICA NEWTON, ACTING MUNICIPAL CLERK

ATTEST:

_____
MONICA NEWTON
ACTING MUNICIPAL CLERK

_____
DEANNA DEMARCO
MAYOR

DASTI, McGUCKIN,
McNICHOLS, CONNORS
ANTHONY & BUCKLEY

COUNSELLORS AT LAW

620 WEST LACEY ROAD
FORKED RIVER, N.J. 08731

Nehmad Davis & Goldstein
NDG
Nehmad Davis & Goldstein, PC
Counselors at Law
www.ndglegal.com

CherylLynn Walters
Partner
Also a member of PA Bar

cwalters@ndglegal.com

4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

t 609 927 1177
f 609 926 9721

November 13, 2026

Via Hand Delivery & Email (mnewton@mullicatownship.org)
Mayor DeAnna DeMarco & Members of Mullica Township Committee
TOWNSHIP OF MULLICA
4528 White Horse Pike
Elwood, New Jersey 08217

c/o: Monica Newton – Acting Municipal Clerk

RE: Request to Extend Memorandum of Understanding between AETS Development Holdings, LLC and Township of Mullica In Furtherance of Proposed Community Solar Project on a Portion of the Former Township Landfill (Block 9001, Lot 17 - Elwood-Weekstown Road)
Our File No.: 13576-7

Dear Mayor DeMarco and Township Committee Members:

This firm represents AETS Development Holdings, LLC ("AETS") with respect to a proposed utility-grade ground-mounted solar project anticipated to be constructed pursuant to the New Jersey Community Solar Program on a portion of the above-referenced Township-owned property located on Elwood-Weekstown Road and designated as Block 9001, Lot 17 on the Mullica Township Tax Map (the "Community Solar Project"). You may recall as part of the proposed Community Solar Project, the Township previously designated "AETS Development Holdings, LLC" as the Conditional Redeveloper for the parcel and authorized a Memorandum of Understanding ("MOU") with AETS to provide the Township and AETS time to discuss and negotiate a redevelopment plan, redevelopment agreement and long-term lease associated therewith. A copy of the fully-executed MOU is enclosed for ease of reference.

Section 3 of the MOU established an 'Interim Period' during which the Township and AETS were to engage in good faith negotiations in furtherance of the goals set forth in Section 4 of the MOU. That Interim Period, including all automatic extensions thereof, is set to expire on December 31, 2026. AETS respectfully requests an extension of the Interim Period for a period commensurate with the original Interim Period, which included an initial hundred eighty (180) day period and three (3) automatic ninety (90) day extensions.

AETS has undertaken significant effort in furtherance of the Section 4 goals since the MOU was first signed. Specifically, AETS's efforts to-date have included and/or resulted in the following:

1. AETS visited the site to complete a site survey for a preliminary drawing;
2. AETS vetted engineering partners to work with on this project and ultimately selected VHB Engineers;
3. AETS and VHB participated in a scoping call with NJDEP to determine the scope of work needed to cap the landfill for this project;
4. On July 15, 2026, AETS received an estimated cost to cap the landfill - based on the assumed scope of work provided by NJDEP - in the approximate amount of $3,300,000;
5. AETS also completed an Interconnection Application with Atlantic City Electric to understand the scope of substation work needed to bring the project online. Through that application, AETS learned its cost for the required substation work will total $3,200,000; and
6. On September 28, 2026, Aggreko made a non-refundable down payment to Atlantic City Electric, in the amount of $803,000, towards the cost of the substation work that is needed for the project.

During the above efforts, regular progress updates were communicated to Deputy Mayor Muller so that the Township could stay informed as to AETS's efforts.

The next steps for AETS include, but are not necessarily limited to:

1. Continuing to consult with various State agencies with jurisdiction over the site and/or project, which includes but may not be limited to NJDEP and the Pinelands Commission, towards the goal of obtaining all required outside agency approvals to construct the project.
2. Working with VHB to hard-engineer the actual development work in accordance with the scope of work identified by the State agencies with jurisdiction.
3. Working with the Township to prepare a redevelopment plan to account for the required scope of work.
4. Applying to the Mullica Township Land Use Board for necessary site plan approvals consistent with the redevelopment plan to be prepared as noted above.
5. Submitting a Community Solar Application to the New Jersey Clean Energy Program within the Board of Public Utilities.
6. Negotiating a Redevelopment Agreement and Lease with Mullica Township once the Community Solar award is confirmed.

It is anticipated much of the work that still needs to be completed can be accomplished within the next nine to twelve months, however, AETS seeks to extend the Interim Period for up to 450 days (consistent with the initial Interim Period) out of an abundance of caution as the time it takes to work with the other governmental agencies can be unpredictable. AETS will, however, continue to work

diligently towards the goal of bringing the Community Solar Project to realization as quickly as possible.

AETS respectfully requests Township Committee kindly consider the within request to extend the Interim Period at the next Township Committee meeting on Tuesday, November 24, 2026.

Upon request, AETS would be happy to attend that meeting to discuss the project, the work completed to-date and the next steps in furtherance of this extension request. To that end, we ask that someone please confirm with this office whether AETS' attendance is requested, as AETS representatives frequently travel so they will need sufficient opportunity to coordinate schedules to ensure a representative is available to attend.

Thank you for your time and consideration of the within request.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY: _____
CHERYLLYNN WALTERS

CLW:dm
Enclosure
cc: *Via Email Only, with Enclosure*
Michael Kushner, General Manager of C&I (michael.kushner@aggreko.com)
Nicholas Hornak, Sr. Business Development Manager (nick.hornak@aggreko.com)
Jeff Bower, VP of Sales and Marketing of C&I (jeff.bower@aggreko.com)

TOWNSHIP OF MULLICA
MONTHLY TREASURER'S REPORT
FOR THE MONTH OF AUG 2026

Capital Fund

Beginning Cash Balance	503,691.54
Cash Receipts	0.00
Cash Disbursements	0.00
Ending Cash Balance	503,691.54
Due from Current Fund	0.00
Total Cash Available	**503,691.54**

Capital Fund Balance	14,165.82
Capital Improvement Fund	111,640.60
Reserves for Projects	5,000.00
Total Available for Projects	130,806.42
Def Charges Future Tax Unfunded	729,000.00
Def Charges Future Tax Funded	0.00
Total Deferred Charges	729,000.00
Funded Improvement Author	919.55
Unfunded Improvement Author	371,965.57
Due to Current Fund	0.00
Total Improv Author	372,885.12
Bonds Payable	0.00
BANS Payable	729,000.00
Green Trust Loan Payable	0.00
Debt Authorized but not Issued	0.00
Total Debt	729,000.00

TOWNSHIP OF MULLICA
MONTHLY TREASURER'S REPORT
FOR THE MONTH OF AUGUST 2026

Current Fund		%/budget expended
Beginning Balance	362,054.79	
Cash Receipts:		
Interest	3,043.63	
Current year tax receipts	2,250,000.00	
Receivables/Interfunds	0.00	
Anticipated Revenue	13,810.19	
Unanticipated Revenue	6,232.98	
Total Cash Receipts	2,273,086.80	
Expenditures:		
2025 Appropriations	(190.84)	
2026 Appropriations	(2,331,324.17)	
Liabilities	0.00	
Interfunds	0.00	
Grant Fund	(116,952.41)	
Total Expenditures	(2,448,467.42)	
Ending Cash Balance	186,674.17	
Cash Increase/(Decrease)	(175,380.62)	
Reserve Budget	615,823.16	
2026 Budget	7,987,675.82	
Reserve Budget Balance	417,457.60	32.21%
2026 Budget Balance	3,102,127.81	61.16%

TOWNSHIP OF MULLICA
MONTHLY TREASURER'S REPORT
FOR THE MONTH OF SEPTEMBER 2026

Capital Fund

Beginning Cash Balance	503,691.54
Cash Receipts	0.00
Cash Disbursements	0.00
Ending Cash Balance	503,691.54
Due from Current Fund	0.00
Total Cash Available	**503,691.54**

Capital Fund Balance	14,165.82
Capital Improvement Fund	111,640.60
Reserves for Projects	5,000.00
Total Available for Projects	130,806.42
Def Charges Future Tax Unfunded	729,000.00
Def Charges Future Tax Funded	0.00
Total Deferred Charges	729,000.00
Funded Improvement Author	919.55
Unfunded Improvement Author	371,965.57
Due to Current Fund	0.00
Total Improv Author	372,885.12
Bonds Payable	0.00
BANS Payable	729,000.00
Green Trust Loan Payable	0.00
Debt Authorized but not Issued	0.00
Total Debt	729,000.00

TOWNSHIP OF MULLICA
MONTHLY TREASURER'S REPORT
FOR THE MONTH OF SEPTEMBER 2026

Current Fund		%/budget expended
Beginning Balance	186,674.17	
Cash Receipts:		
Interest	3,450.66	
Current year tax receipts	2,400,000.00	
Receivables/Interfunds	0.00	
Anticipated Revenue	279,063.97	
Unanticipated Revenue	0.00	
Total Cash Receipts	2,682,514.63	
Expenditures:		
2025 Appropriations	(211.32)	
2026 Appropriations	(1,132,725.29)	
Liabilities	0.00	
Interfunds	0.00	
Grant Fund	(7,345.59)	
Total Expenditures	(1,140,282.20)	
Ending Cash Balance	1,728,906.60	
Cash Increase/(Decrease)	1,542,232.43	
Reserve Budget	615,823.16	
2026 Budget	7,987,675.82	
Reserve Budget Balance	417,246.28	32.25%
2026 Budget Balance	2,712,969.60	66.04%

TOWNSHIP OF MULLICA
Bill List By Vendor Name

Ranges	Item Status	Purchase Types	Misc
Range: First to Last *Rcvd Batch Id Range: First to Last*	*Open: N* *Void: N* *Paid: N* *Held: Y* *Aprv: N* *Rcvd: Y*	*Bid: Y* *State: Y* *Other: Y* *Exempt: Y*	*P.O. Type: All* *Format: Condensed* *Include Non-Budgeted: Y* *Vendors: All*

Vendor # / P.O. #	PO Date	*Name* / Description	Status	Amount	Void Amount	Contract	PO Type
AACAD005		A-ACADEMY ANIMAL CONTROL					
26-00903	11/04/26	OCTOBER SERVICE	Open	$475.00	$0.00		
287		A.E. STONE INC					
26-00917	11/10/26	COLD PATCH MATERIAL	Open	$1,421.00	$0.00		
AMAZO010		AMAZON CAPITAL SERVICES					
26-00904	11/04/26	SUPPPLIES FOR PD	Open	$75.41	$0.00		
26-00912	11/06/26	SNOWPLOW HANDHELD CONTROLLEI	Open	$66.20	$0.00		
26-00926	11/17/26	SUPPLIES FOR PD	Open	$162.69	$0.00		
26-00927	11/17/26	ANTI STATIC BAGS	Open	$9.16	$0.00		
			Vendor Total:	**$313.46**			
ARHAS005		ARH ASSOCIATES					
26-00914	11/06/26	GRUNOW- GRADING	Open	$150.00	$0.00		
01982		ATLANTIC CITY ELECTRIC					
26-00880	10/26/26	OCTOBER ELECTRIC	Open	$2,721.58	$0.00		
26-00911	11/06/26	OCTOBER STREET LIGHTING	Open	$4,566.74	$0.00		
26-00931	11/19/26	NOVEMBER ELECTRIC	Open	$2,909.24	$0.00		
			Vendor Total:	**$10,197.56**			
CO002		ATLANTIC COUNTY UTILITES AUTH.					
26-00908	11/06/26	OCTOBER SERVICE	Open	$45,135.46	$0.00		
02666		BARRETT ASPHALT CORPORATION					
26-00875	10/26/26	DGA- BITUMINOUS CONCRETE	Open	$29.29	$0.00		
26-00901	11/04/26	DGA- CONCRETE	Open	$42.41	$0.00		
			Vendor Total:	**$71.70**			
BENNE005		BENNETT CHEVROLET					
26-00878	10/26/26	TRANSMISSION - PD	Open	$4,331.17	$0.00		
03074		BEST EASTERN EXTERMINATING					
26-00918	11/10/26	PEST CONTROL SERVICE	Open	$170.00	$0.00		
04674		BUTTERHOF'S FARM & HOME SUPPLY					
26-00892	10/27/26	K-9 DOG FOOD	Open	$75.99	$0.00		
26-00893	10/27/26	SPRING SNAP - PW	Open	$4.49	$0.00		
26-00894	10/28/26	K-9 DOG FOOD	Open	$75.99	$0.00		
26-00907	11/06/26	(3) CASES OF WATER	Open	$14.97	$0.00		
26-00925	11/10/26	BUNGEE CORD	Open	$14.14	$0.00		
			Vendor Total:	**$185.58**			
05271		CASA PAYROLL SERVICES, LCC					
26-00365	05/07/26	PAYROLL SERVICE MAY - DECEMBER	Open	$352.50	$0.00		B

Vendor # / P.O. #	PO Date	*Name* / Description	Status	Amount	Void Amount	Contract	PO Type
05271		CASA PAYROLL SERVICES, LCC	*Account Continued*				
COLUM005		COLUMN SOFTWARE PBC					
26-00886	10/26/26	PB GENERAL LEGAL NOTICE	Open	$18.56	$0.00		
26-00887	10/26/26	GENERAL NOTICES	Open	$99.68	$0.00		
			Vendor Total:	**$118.24**			
COMCA005		COMCAST					
26-00882	10/26/26	OCTOBER SERVICE	Open	$28.08	$0.00		
26-00921	11/10/26	OCT-NOV SERVICE	Open	$174.89	$0.00		
26-00922	11/10/26	NOVEMBER SERVICE	Open	$28.08	$0.00		
26-00923	11/10/26	NOVEMBER SERVICE	Open	$466.58	$0.00		
26-00933	11/19/26	NOV-DEC SERVICE	Open	$174.89	$0.00		
26-00934	11/19/26	NOVEMBER SERVICE	Open	$0.78	$0.00		
			Vendor Total:	**$873.30**			
COMCA010		COMCAST BUSINESS					
26-00881	10/26/26	OCTOBER SERVICE	Open	$421.48	$0.00		
26-00920	11/10/26	NOVEMBER SERVICE	Open	$421.48	$0.00		
			Vendor Total:	**$842.96**			
DASTI005		DASTI, MCGUCKIN, MCNICHOLS,					
26-00899	11/04/26	OCTOBER SERVICES	Open	$2,538.00	$0.00		
DROPP005		DROP PIN AUTO REPAIR					
26-00864	10/20/26	PD FLEET REPAIRS	Open	$1,729.50	$0.00		
FPFIN005		FP FINANCE PROGRAM					
26-00889	10/27/26	POSTAGE MACHINE LEASE	Open	$434.85	$0.00		
15672		G & P FLOOR MAINTENANCE					
26-00891	10/27/26	OCTOBER SERVICE	Open	$425.00	$0.00		
GOODY005		GOODYEAR AUTO SERVICE CENTER					
26-00900	11/04/26	(4) TIRES FOR PD	Open	$500.00	$0.00		
17281		GRAINGER INDUSTRIAL SUPPLY					
26-00909	11/06/26	DPW SUPPLIES	Open	$48.06	$0.00		
GRASA005		GRAS, ALBERT					
26-00879	10/26/26	BOOT REIMBURSEMENT- CONTRACT	Open	$175.00	$0.00		
HADLE005		HADLEY, STEVEN					
26-00905	11/04/26	OCTOBER MILEAGE REIMBURSEMENT	Open	$283.48	$0.00		
HALET005		HALE TRAILER BRAKE & WHEEL INC					
26-00919	11/10/26	OCTOBER RENT	Open	$210.00	$0.00		
MAJES005		MAJESTIC OIL COMPANY, INC.					
26-00387	05/12/26	FUEL SERVICE APRIL -DECEMBER	Open	$9,212.02	$0.00		B
16076		MULLICA SENIORS					

Vendor # / P.O. #	PO Date	Name / Description	Status	Amount	Void Amount	Contract	PO Type
16076		MULLICA SENIORS	*Account Continued*				
26-00916	11/09/26	SENIOR REIMBURSEMENT	Open	$305.53	$0.00		
MUNIC005		MUNICIPAL CAPITAL FINANCE					
26-00929	11/18/26	COPIER PAYMENT 15	Open	$120.86	$0.00		
NJ020		NJ DEPT OF HEALTH & SENIOR SRV					
26-00915	11/09/26	SEP DOG FEES	Open	$16.20	$0.00		
34750		NJ LEAGUE OF MUNICIPALITIES					
26-00910	11/06/26	ANNUAL CONFERENCE	Open	$150.00	$0.00		
ONEST005		ONE STOP SIGN SHOP					
26-00897	11/02/26	STOP AHEAD SIGN	Open	$65.63	$0.00		
POLIS005		POLISTINA ASSOCIATES, LLC					
26-00883	10/26/26	ESCROW PROJECT - B5101 L10	Open	$1,282.50	$0.00		
26-00885	10/26/26	ESCROW PROJECT - BARBERA	Open	$978.75	$0.00		
26-00902	11/04/26	ESCROW PROJECT - BARBERA	Open	$405.00	$0.00		
			Vendor Total:	**$2,666.25**			
08237		QUALITY SANITATION, LLC					
26-00874	10/21/26	PORTABLE UNIT RENTAL	Open	$110.00	$0.00		
26-00890	10/27/26	PORTABLE UNIT RENTAL	Open	$110.00	$0.00		
			Vendor Total:	**$220.00**			
RWBRO005		R.W. BROWN LANDSCAPING CO.LLC					
26-00785	09/14/26	AERAVATION/AMENDEMENT/OVERSEE	Open	$3,360.00	$0.00		
NJ015		RUTGERS UNIVERSITY					
26-00750	09/08/26	POWERS & DUTIES OF MUNI. GOV	Open	$212.00	$0.00		
SHIIN005		SHI INTERNATIONAL CORP					
26-00895	10/30/26	MERAKI LICENSE RENEWAL	Open	$1,672.50	$0.00		
48225		SOUTH JERSEY GAS COMPANY					
26-00930	11/19/26	NOVEMBER GAS SERVICE	Open	$326.28	$0.00		
SOUTH025		SOUTHERN COASTAL REGIONAL					
26-00896	11/02/26	DECEMBER PREMIUM	Open	$130,893.29	$0.00		
THELA005		THE LAW OFFICE OF BRIAN HEUN					
26-00884	10/26/26	ESCROW PROJECT B5101 L10	Open	$1,080.00	$0.00		
TROYG005		TROY GROUP, INC					
26-00840	10/05/26	TROY 3001DW MICR PRINTER	Open	$514.02	$0.00		
34302		VERIZON WIRELESS					
26-00935	11/19/26	PHONE SERVICE	Open	$641.39	$0.00		
57273		W.B. MASON CO., INC.					
26-00906	11/05/26	TOILET PAPER	Open	$48.29	$0.00		

Vendor # / P.O. #	PO Date	*Name* / Description	Status	Amount	Void Amount	Contract	PO Type
57273		W.B. MASON CO., INC.	*Account Continued*				
WORLD005		WORLD INSURANCE ASSOCIATES LLC					
26-00924	11/10/26	MTRA- INSURANCE	Open	$5,000.00	$0.00		

Total Purchase Orders: 61 Total P.O. Line Items: 0 Total List Amount: $227,486.08 Total Void Amount: $0.00

Totals by Year-Fund Fund Description	Fund	Budget Rcvd	Budget Held	Budget Total	Revenue Total	G/L Total	Total
Current Fund	6-01	$223,403.09	$0.00	$223,403.09	$0.00	$0.00	$223,403.09
Trust Fund	T-03	$4,082.99	$0.00	$4,082.99	$0.00	$0.00	$4,082.99
Total Of All Funds:		$227,486.08	$0.00	$227,486.08	$0.00	$0.00	$227,486.08

TOWNSHIP OF MULLICA
RESOLUTION 202-2026

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MULLICA, COUNTY OF ATLANTIC, STATE OF NEW JERSEY, AUTHORIZING EXECUTIVE SESSION

WHEREAS, while the Sen. Byron M. Baer Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.) requires all meetings of the Township Committee of the Township of Mullica to be held in public, N.J.S.A. 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in "Executive Session," i.e. without the public being permitted to attend; and

WHEREAS, the Township Committee of the Township of Mullica has determined that the issues permitted by N.J.S.A. 10:4-12(b) are to be discussed without the public in attendance during an Executive Session to be held on **NOVEMBER 24, 2026,** and

WHEREAS, the nine (9) exceptions to public meetings set forth in N.J.S.A. 10:4-12(b) are listed below, and next to each exception is a box within which **the number** of issues to be privately discussed that fall within that exception shall be written, and after each exception is a space where additional information that will disclose as much information about the discussion as possible without undermining the purpose of the exception shall be written.

☐ **"(1) Any matter which, by express provision of Federal law, State statute or rule of court shall be rendered confidential or excluded from public discussion."** The legal citation to the provision(s) at issue is: _____ and the nature of the matter, described as specifically as possible without undermining the need for confidentiality is_____

☐ **"(2) Any matter in which the release of information would impair a right to receive funds from the federal government."** The nature of the matter described as specifically as possible without undermining the need for confidentiality is_____

☐ **"(3) Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly."** The nature of the matter described as specifically as possible without undermining the need for confidentiality is_____

☐ **"(4) Any collective bargaining agreement, or the terms and conditions of which are proposed for inclusion in any collective bargaining agreement, including the negotiation of terms and conditions with employees or representatives of employees of the public body."** The collective bargaining contract(s) discussed are between the Board and_____

☐ **"(5) Any matter involving the purchase lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed."** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

☐ **"(6) Any tactics and techniques utilized in protecting the safety and property of the public provided that their disclosure could impair such protection. Any investigations of violations or possible violations of the law."** The nature of the matter described as specifically as possible without undermining the need for confidentiality is:_____

☒ **"(7) Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client ethical duties as a lawyer."** The parties to and docket numbers of each item of litigation and/or the parties to each contract discussed are N/A and nature of the discussion, described as specifically as possible without undermining the need for confidentiality is: 1. RFP for professionals 2027 2. Contract Negotiation – Fleet Management 3. Potential Litigation/LSRP

☐ **"(8) Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance, 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."** Subject to the balancing of the public's interest and the employee's privacy rights under South Jersey Publishing Co. v. New Jersey Expressway Authority, 124 N.J. 478, the employee(s) and nature of the discussion, described as specifically as possible without undermining the need for confidentiality are _____

☐ **"(9) Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act of omission for which the responding party bears responsibility."** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

WHEREAS, the length of the Executive Session is estimated to be 30 minutes/hour(s) after which the public meeting of the Township Committee shall either reconvene and immediately adjourn or reconvene and proceed with business.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Mullica will go into Executive Session for only the above stated reasons.

BE IT FURTHER RESOLVED, that the Township Committee of the Township of Mullica hereby declares that its discussion of the aforementioned subject(s) will be made public at a time when the public's interest in disclosure is greater than any privacy or governmental interest being protected from disclosure.

BE IT FURTHER RESOLVED, that the Municipal Clerk, at the present public meeting, shall read aloud enough of this resolution so that members of the public in attendance can understand, as precisely as possible, the nature of the matters that will be privately discussed.

BE IT FURTHER RESOLVED, that the Municipal Clerk, on the next business day following this meeting, shall furnish a copy of this resolution to any member of the public who requests one at the fees allowed by N.J.S.A. 47:1A-1 et seq.

ADOPTED: November 24, 2026

This is to certify that this is a true copy of a Resolution adopted by the Township of Mullica Committee at the Regular Committee Meeting held on November 24, 2026

DeAnna DeMarco
Mayor

Monica Newton
Acting Municipal Clerk