CALL TO ORDER:

THE NOVEMBER 5, 2026, REGULAR LUMBERTON TOWNSHIP COMMITTEE MEETING OF THE TOWNSHIP OF LUMBERTON CALLED TO ORDER AT 7:00 PM BY MAYOR TERRANCE BENSON

SALUTE TO THE FLAG:

MEETING NOTICE STATEMENT:

NOTICE OF TIME AND DATE FOR THIS MEETING APPEARED IN RESOLUTION #2026-003 DATED JANUARY 5, 2026. THIS NOTICE WAS SENT TO THE BURLINGTON COUNTY TIMES AND COURIER POST NEWSPAPERS AS A LEGAL NOTICE AND SUNSHINE NOTICE IN COMPLIANCE WITH THE "OPEN PUBLIC MEETINGS LAW", POSTED UNDER PUBLIC NOTICES ON THE TOWNSHIP WEBPAGE, BULLETIN BOARD IN THE MUNICIPAL BUILDING, AND WRITTEN NOTICE MAILED TO ALL WHO REQUESTED COPIES OF THE REGULAR MEETING SCHEDULE. ALL OF THE ABOVE-MENTIONED POSTINGS & FILINGS WERE FULFILLED ON THE 3rd DAY OF NOVEMBER, 2026.

PLEASE SILENCE ALL CELL PHONES TO ALLEVIATE DISRUPTION OF THE MEETING.

ROLL CALL:

Committeewoman LaPlaca
Committeeman Robinson
Committeewoman Smith
Deputy Mayor Faye
Mayor Benson

PROFESSIONALS PRESENT:

Jacky Schenkewitz-Long, Township Engineer
Nick Sullivan, Township Solicitor
Bobbie Quinn, RMC/CMR, Deputy Township Administrator/Township Clerk/Deputy RVS

1) APPROVAL OF MINUTES:

- **Regular** October 1, 2026

Moved by _____, 2nd by _____, to approve the above listed Minutes of the Township Committee.

POLL VOTE:
Committeewoman LaPlaca
Committeeman Robinson
Committeewoman Smith
Deputy Mayor Faye
Mayor Benson

MOTION CARRIED: __Yes - __ Abstain - __ No

2) PRESENTATION:

Officer of the 3rd Quarter 2026: Patrolman Matthew Duffield

Please note that Executive Session will be taking place at this time, and it is expected to last about one (1) hour.
The Lumberton Township Committee will address the remaining agenda items when they return from Executive Session.

3) **EXECUTIVE SESSION:**

Resolution #2026-141

RESOLUTION AUTHORIZING EXECUTIVE SESSION PURSUANT TO N.J.S.A. 10:4-12. Matters **Relating to Litigation, Personnel Matters, Negotiation, and the Attorney-Client Privilege**

Moved by _____, 2nd by _____, to adopt Resolution #2026-141.

POLL VOTE: Committeewoman LaPlaca
Committeeman Robinson
Committeewoman Smith
Deputy Mayor Faye
Mayor Benson

MOTION CARRIED: __Yes - __ Abstain - __ No

MAYOR RECESS MEETING FOR EXECUTIVE SESSION: (_____ PM)

MAYOR RECONVENE MEETING: (_____PM)

RETURN FROM EXECUTIVE SESSION STATEMENT

4) **ORDINANCES:**

ADOPTION OF ORDINANCE: (SECOND READING & PUBLIC HEARING)

Ordinance #2026-011

AN ORDINANCE AMENDING SECTION 232 OF THE LUMBERTON TOWNSHIP CODE ENTITLED "REGISTRATION OF RENTAL UNITS"

Moved by _____, 2nd by _____, to adopt Ordinance #2026-011.

MAYOR OPENS THE MEETING TO THE PUBLIC FOR PUBLIC HEARING COMMENTS.

MAYOR CLOSES THE MEETING TO THE PUBLIC FOR PUBLIC HEARING COMMENTS.

POLL VOTE: Committeewoman LaPlaca
Committeeman Robinson
Committeewoman Smith
Deputy Mayor Faye
Mayor Benson

MOTION CARRIED: __Yes - __ Abstain - __ No

Ordinance #2026-012

AN ORDINANCE AMENDING SECTION 232 OF THE LUMBERTON TOWNSHIP CODE ENTITLED "REGISTRATION OF RENTAL UNITS"

Moved by _____, 2nd by _____, to adopt Ordinance #2026-012.

MAYOR OPENS THE MEETING TO THE PUBLIC FOR PUBLIC HEARING COMMENTS.

MAYOR CLOSES THE MEETING TO THE PUBLIC FOR PUBLIC HEARING COMMENTS.

POLL VOTE: Committeewoman LaPlaca
Committeeman Robinson
Committeewoman Smith
Deputy Mayor Faye
Mayor Benson

MOTION CARRIED: __Yes - __ Abstain - __ No

5) **CONSENT AGENDA RESOLUTIONS:**

(*Includes items which are enacted by one motion with no separate discussion. Any item may be removed from the Consent Agenda Resolutions and discussed separately at the request of any Committee Member*)

Resolution #2026-142
AUTHORIZING THE TAX COLLECTOR TO ADJUST AN ACCOUNT PURSUANT TO THE TOTALLY DISABLED VETERAN EXEMPTION - **Block 22.01 Lot 4.05 Qualifier C0512 – 512 Woodchip Road**

Resolution #2026-143
RATIFICATION OF APPOINTMENT RENTAL HOUSING INSPECTOR/CODE ENFORCEMENT OFFICER

Resolution #2026-144
RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION NJSA 40A:4-87 - **Flood Mitigation Assistance Grant - $360,021.60**

Resolution #2026-145
RESOLUTION APPOINTING CROSSING GUARD FOR THE LUMBERTON TOWNSHIP POLICE DEPARTMENT

Resolution #2026-146
AUTHORIZING THE RELEASE OF THE PERFORMANCE GUARANTEE POSTED BY ICONIC WELLNESS AND PROVISIONING, LLC

Resolution #2026-147
RESOLUTION AUTHORIZING BUDGET APPROPRIATION TRANSFERS DURING THE LAST TWO MONTHS OF THE FISCAL YEAR FOR THE TOWNSHIP OF LUMBERTON, COUNTY OF BURLINGTON, STATE OF NEW JERSEY

Resolution #2026-148
SUPPORT THE SUBMISSION OF THE APPLICATION FOR THE NEW JERSEY DEPARTMENT OF TRANSPORTATION SAFE ROUTES TO SCHOOL PRGORAM

Resolution #2026-149
RESOLUTION AUTHORIZING THE EXECUTION OF A SETTLEMENT AGREEMENT AND GENERAL RELEASE BY AND BETWEEN THE TOWNSHIP OF LUMBERTON AND BRITTNEY SCORER IN THE MATTER FILED IN THE SUPERIOR COURT OF NEW JERSEY, BURLINGTON COUNTY, BUR-L-2401-25

Resolution #2026-150
CONSENT OF AN ASSIGNMENT OF THE REDEVELOPMENT AGREEMENT FOR THE FLYING W REDEVELOPMENT PROJECT FROM FOSTEROWN ROAD, LLC TO D.R. HORTON, INC. – NEW JERSEY

Moved by _____, 2nd by _____, to adopt Consent Agenda Resolutions #2026-142 through #2026-150.

POLL VOTE: Committeewoman LaPlaca
Committeeman Robinson
Committeewoman Smith
Deputy Mayor Faye
Mayor Benson

MOTION CARRIED: __Yes - __ Abstain - __ No

6) **CORRESPONDENCE:**

7) **UNFINISHED BUSINESS:**

8) **NEW BUSINESS:**

9) **APPROVAL OF PURCHASES OVER $5,000:**

Moved by _____, 2nd by _____, to approve and pay the list of purchases over $5,000, dated 11/5/2026, if documentation is present and when funds are available.

POLL VOTE: Committeewoman LaPlaca
Committeeman Robinson
Committeewoman Smith
Deputy Mayor Faye
Mayor Benson

MOTION CARRIED: __Yes - __ Abstain - __ No

10) **PAYMENT OF BILLS**

Moved by _____, 2nd by _____, to approve and pay the list of bills, dated 11/5/2026, if documentation is present and when funds are available and attached Check Register.

POLL VOTE: Committeewoman LaPlaca
Committeeman Robinson
Committeewoman Smith
Deputy Mayor Faye
Mayor Benson

MOTION CARRIED: __Yes - __ Abstain - __ No

11) **COMMENTS FROM THE PUBLIC:**

12) **COMMENTS FROM THE TOWNSHIP COMMITTEE:**

13) **CAUCUS AGENDA:**

- December 3, 2026, 7:00 pm - Lumberton Township Court Room, 35 Municipal Drive, Lumberton

ADJOURNMENT:

Moved by _____, 2nd by _____ , to adjourn meeting at _____ PM

VOICE VOTE: _____ in favor, _____ objections

TOWNSHIP OF LUMBERTON

RESOLUTION NO. 2026 – 141

AUTHORIZING EXECUTIVE CLOSED SESSION

WHEREAS, N.J.S.A. 10:4-12 allows for a Public Body to go into closed session during a Public Meeting, and

WHEREAS, the Township Committee of the Township of Lumberton has deemed it necessary to go into closed session to discuss certain matters which are exempted from the Public; and

WHEREAS, the regular meeting of this Committee will reconvene at the conclusion of closed session this evening; and

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Lumberton, County of Burlington, State of New Jersey, will go into closed session for the following reason(s) as outlined in N.J.S.A. 10:4-12:

.....Any matter which, by express provision of Federal Law, State Statute or Rule of Court shall be rendered confidential or excluded from discussion in public (*Provision relied upon:* .....);

.....Any matter in which the release of information would impair a right to receive funds from the federal government;

.....Any matter the disclosure of which constitutes an unwarranted invasion of individual privacy;

.....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 (*Specify contract:* .....)

.....Any matter involving the purpose, 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;

.....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; (.....)

.....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 privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.
(*If pending or anticipated litigation, the matter is:*)
(*Other matters specify:*)
(*If contract negotiation the nature of the contract and interested party is:*)
Under certain circumstances, if public disclosure of the matter would have a potentially negative impact on the Township's position in the litigation or negotiation, this information may be withheld until such time that the matter is concluded or the circumstances no longer present a potential impact.

.....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 (*Specify:*);

.....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;

BE IT FURTHER RESOLVED that the Committee hereby declares that its discussion of the aforementioned subject(s) may be made public at a time when the Township Solicitor advises the Committee that the disclosure of the discussion will not detrimentally affect any right, interest or duty of the Township or any other entity with respect to said discussion.

BE IT FURTHER RESOLVED that the Committee, for the aforementioned reasons, hereby declares that the public is excluded from the portion of the meeting during which the above discussion shall take place and hereby directs the Municipal Clerk to take the appropriate action to effectuate the terms of this resolution.

Adopted: November 5, 2026

COMMITTEE MEMBER	MOTION	2nd	YES	ABSTAIN	NO	ABSENT
G. LaPlaca						
G. Robinson						
A. Smith						
L. Faye						
T. Benson						

CERTIFICATION

I, Bobbie Quinn, RMC, Lumberton Township Clerk, hereby certify that the foregoing resolution was duly adopted by the Lumberton Township Committee at its Regular Business Meeting held on the 5th day of November, 2026.

_____

Bobbie Quinn, RMC
Lumberton Township Clerk

TOWNSHIP OF LUMBERTON

ORDINANCE NO. 2026 - 011

AN ORDINANCE AMENDING SECTION 232 OF THE LUMBERTON TOWNSHIP CODE ENTITLED "REGISTRATION OF RENTAL UNITS"

WHEREAS, the Township Committee of the Township of Lumberton seeks to update, organize, and codify the Code of the Township; and

WHEREAS, Section 232 of the Township Code sets forth Definitions and requirements for registration, inspection, and occupancy of rental units of such Prohibited Acts by individuals within the borders of the Township of Lumberton; and

WHEREAS, Lumberton Township wishes to amend the Township Code Section 232 to ensure that the Section complies with all applicable New Jersey statutes; and

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, that the Township Committee of the Township of Lumberton, County of Burlington, State of New Jersey that Section 232 of the Lumberton Township Code entitled "Registration of Rental Units" is hereby amended as follows:

SECTION ONE. Section 232-2 is hereby amended as follows:

A.

The owner of every residential rental property situated within the Township of Lumberton shall annually file a rental property registration statement, on forms provided by the Township Department of Inspections, with the office of the Township Department of Inspections, to be filed with the office of the Township Building Inspector, who will maintain custody of all rental property registration statements. Copies of the same will be provided to the Lumberton Police Department and Fire Chief.

SECTION TWO. Section 232-3 is hereby amended as follows:

In lieu of an inspection at the time of new tenancy, there shall be an annual inspection and registration requirement for all residential rental properties within Lumberton Township. This is to guarantee that residential rental units are properly maintained by landlords/owners and tenants alike. All residential rental units are required to be inspected once each calendar year and prior to any change in occupancy. At the time of the annual inspection, a $75.00 inspection fee is due from the landlord and/or owner to the Township. In the event a reinspection is needed, a $75.00 reinspection fee is due from the landlord and/or owner to the Township. In the event the landlord and/or owner fails to pay the $75.00 inspection fee, the Township shall not perform the annual inspection until the $75.00 inspection fee has been paid. In the event the landlord and/or owner fails to pay the $75.00 reinspection fee, if necessary, the Township shall not perform the reinspection until the $75.00 reinspection fee has been paid.

The landlord/owner of the residential rental unit shall not be required to have a yearly Township inspection if the residential rental unit was inspected by the Department of Community Affairs, the New Jersey Housing and Mortgage Financing Administration, the New Jersey Division of Housing and Community Services Housing Assistance, or the Burlington County HOME Program during the relevant calendar year period. If the residential rental unit is inspected by the Department of Community Affairs, the New Jersey Housing and Mortgage Financing Administration, the New Jersey Division of Housing and Community Services Housing Assistance, or the Burlington County HOME Program, the landlord/owner of the residential rental unit shall submit the results from the inspection by such named agency within three (3) days of receipt of the results by the landlord/owner. It shall be the sole responsibility of the landlord/owner to submit the Department of Community Affairs, the New Jersey Housing and Mortgage Financing Administration, the New Jersey Division of Housing and Community Services Housing Assistance, or the Burlington County HOME Program records to the Township's Building Inspector within the timeframe defined herein. Failure of the landlord and/or owner to submit the Department of Community Affairs, the New Jersey Housing and Mortgage Financing Administration, the New Jersey Division of Housing and Community Services Housing Assistance, or the Burlington County HOME Program inspection records to the Township Building Inspector may result in the Township's Building Inspector inspecting the residential rental unit and the landlord/owner being required to remit the inspector and/or reinspection fee.

SECTION THREE. Section 232-5 is hereby amended as follows:

A.

No person shall occupy any unit or apartment in any residential rental property situated within the Township of Lumberton, nor shall the same be permitted by the owner, landlord or title holder, unless that specific unit is registered in accordance with this article, has been inspected by the Enforcement Official, including yearly inspections, and issued a current certificate of occupancy.

SECTION THREE. REPEALER, SEVERABILITY AND EFFECTIVE DATE.

A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.
C. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.

LUMBERTON TOWNSHIP COMMITTEE

ACTION UPON INTRODUCTION:

COMMITTEE MEMBER	MOTION	2ND	YES	ABSTAIN	NO	ABSENT
G. LaPlaca	X		X			
G. Robinson			X			
A. Smith			X			
L. Faye		X	X			
T. Benson			X			

ACTION UPON ADOPTION:

COMMITTEE MEMBER	MOTION	2ND	YES	ABSTAIN	NO	ABSENT
G. LaPlaca						
G. Robinson						
A. Smith						
L. Faye						
T. Benson						

CERTIFICATION

I hereby certify that the foregoing is a true copy of the Ordinance that was Introduced after First Reading at a meeting of the Lumberton Township Committee held on October 1, 2026 and adopted after a Public Hearing held at the Lumberton Township Committee Meeting of November 5, 2026.

_____

Bobbie Quinn, RMC
Lumberton Township Clerk

Introduced: October 1, 2026 Published: October 2, 2026
Hearing: November 5, 2026
Adopted: Published:

TOWNSHIP OF LUMBERTON

ORDINANCE NO. 2026 - 012

AN ORDINANCE SUPPLEMENTING CHAPTER 18 OF THE CODE OF THE TOWNSHIP OF LUMBERTON ENTITLED "FEES"

WHEREAS, the Township Committee of the Township of Lumberton seeks to simplify, update, and organize the Code of the Township of Lumberton; and

WHEREAS, permit fees, license fees, and usage fees are scattered throughout the municipal code; and

WHEREAS, for the ease and convenience of the residents of Lumberton, the Township Committee desires to consolidate all municipal fees into one, user-friendly chapter; and

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, that the Township Committee of the Township of Lumberton, County of Burlington, State of New Jersey that:

SECTION 1. AMENDED SECTIONS:

A. Chapter 18 of the Township Code is hereby amended to read as follows:

§18-2 Fees

The following fees shall be charged by the Township for licenses granted, services rendered, or permits granted. The duration, conditions, and terms of the various licenses, permits, and services are specified in the relevant cited code reference.

Number	TYPE OF SERVICE, LICENSE, OR PERMIT	FEE	CODE REFERENCE/ISSUING DEPARTMENT
56.4	Inspections; notice of vacation fee	At the time of the annual inspection, a $75.00 Annual Inspection Fee is due from the landlord and/or owner to the Township of Lumberton. In the event a reinspection is required, a $75.00 Reinspection Fee is due from the landlord and/or owner to the Township of Lumberton	§232-3

SECTION THREE. REPEALER, SEVERABILITY AND EFFECTIVE DATE.

A. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.

B. Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Committee hereby declares its intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the Ordinance.

C. Effective Date. This Ordinance shall take effect upon proper passage in accordance with the law.

LUMBERTON TOWNSHIP COMMITTEE

ACTION UPON INTRODUCTION:

COMMITTEE MEMBER	MOTION	2ND	YES	ABSTAIN	NO	ABSENT
G. LaPlaca	X		X			
G. Robinson			X			
A. Smith			X			
L. Faye		X	X			
T. Benson			X			

ACTION UPON ADOPTION:

COMMITTEE MEMBER	MOTION	2ND	YES	ABSTAIN	NO	ABSENT
G. LaPlaca						
G. Robinson						
A. Smith						
L. Faye						
T. Benson						

CERTIFICATION

I hereby certify that the foregoing is a true copy of the Ordinance that was Introduced after First Reading at a meeting of the Lumberton Township Committee held on October 1, 2026 and adopted after a Public Hearing held at the Lumberton Township Committee Meeting of November 5, 2026.

_____

Bobbie Quinn, RMC
Lumberton Township Clerk

Introduced:	October 1, 2026	Published:	October 2, 2026
Hearing:	November 5, 2026		
Adopted:		Published:	

TOWNSHIP OF LUMBERTON

RESOLUTION NO. 2026 – 142

AUTHORIZING THE TAX COLLECTOR TO ADJUST AN ACCOUNT PURSUANT TO THE TOTALLY DISABLED VETERAN EXEMPTION

Block 22.01 Lot 4.05 Qualifier C0512 – 512 Woodchip Road

100% Totally & Permanently Disabled Veteran

WHEREAS, N.J.S.A. 54:4-3.30 permits the exemption from property taxes for any citizen and resident of the State who is a 100% Totally and Permanently Disabled Veteran and,

WHEREAS, the United States Department of Veteran Affairs has classified the veteran, Steven Calhoun, as 100% Totally and Permanently Disabled and,

WHEREAS, this status grants the veteran the right to be exempt from property taxes as of the date of eligibility by application. (N.J.S.A. 54:4-3.30a)

WHEREAS, taxes on the following property have been cancelled as of the date of exemption and any taxes paid by the owner have been refunded. Additionally, the Tax Collector is hereby authorized to cancel the remaining taxes for 2026.

Block	Lot	Qualifier	Owner	Date of Exemption	Amount
22.01	4.05	C0512	Steven Calhoun	September 29, 2026	$12.50

WHEREAS, the Burlington County Board of Taxation requires a resolution for the cancellation of property taxes in order to credit to the Municipality in the Abstract of Ratables the amount of County Taxes and County Open Space Taxes refunded or cancelled for this property. This resolution will be submitted to the Burlington County Board of Taxation with the Application & Approval of Assessment Debit and Credit for the property.

NOW, THEREFORE, BE IT RESOLVED by Lumberton Township Committee that the Tax Collector is hereby authorized to adjust the affected tax account. A certified copy of this resolution shall be forwarded to the property owner, Tax Collector, Finance Officer and Assessor.

Adopted: November 5, 2026

COMMITTEE MEMBER	MOTION	2nd	YES	ABSTAIN	NO	ABSENT
G. LaPlaca						
G. Robinson						
A. Smith						
L. Faye						
T. Benson						

CERTIFICATION

I, Bobbie Quinn, RMC, Lumberton Township Clerk, hereby certify that the foregoing resolution was duly adopted by the Lumberton Township Committee at its Regular Business Meeting held on the 5th day of November, 2026.

_____

Bobbie Quinn, RMC
Lumberton Township Clerk

TOWNSHIP OF LUMBERTON

RESOLUTION NO. 2026 - 143

RATIFICATION OF APPOINTMENT
RENTAL HOUSING INSPECTOR/CODE ENFORCEMENT OFFICER

WHEREAS, there was a need to fill the positions of Rental Housing Inspector and Code Enforcement Officer; and

WHEREAS, based on the recommendation of the Township Administrator, Charles Louk has been appointed as the Rental Housing Inspector/Code Enforcement Officer; and

NOW, THEREFORE BE IT RESOLVED that Charles Louk assumed the duties of the positions of Residential Rental Inspector/Code Enforcement Officer on November 2, 2026; and

BE IT FURTHER RESOLVED, Charles Louk shall receive an hourly rate of $30.00, required to work 21 to 28 hours per week and report directly to the Construction Official; and

BE IT FURTHER RESOLVED that a copy of this Resolution is forwarded to the following:

1. James Messina, Construction Official
2. Charles Louk, Rental Housing Inspector/Code Enforcement Officer
3. Tara Krueger, CPA, RMA, CMFO, QPA, PSA
4. Carrie Gregory, Deputy Treasurer / HR Officer

Adopted: November 5, 2026

COMMITTEE MEMBER	MOTION	2nd	YES	ABSTAIN	NO	ABSENT
G. LaPlaca						
G. Robinson						
A. Smith						
L. Faye						
T. Benson						

CERTIFICATION

I, Bobbie Quinn, RMC, Lumberton Township Clerk, hereby certify that the foregoing Resolution was duly adopted by the Lumberton Township Committee at its Regular Business Meeting held on the 5th day of November, 2026.

_____

Bobbie Quinn, RMC
Lumberton Township Clerk

TOWNSHIP OF LUMBERTON

RESOLUTION NO. 2026 – 144

RESOLUTION REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION NJSA 40A:4-87

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

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

WHEREAS, the Township of Lumberton wishes to amend its 2026 Budget to include the Flood Mitigation Assistance Grant in the amount of $360,021.60; and

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Lumberton, in the County of Burlington, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue from the following item in the 2026 Lumberton Township Budget:

3. Miscellaneous Revenues – Section f: Special Items of General Revenue Anticipated with Prior Written Consent of Director of Local Government Services – Public and Private Revenues offset with appropriations:
    - **Flood Mitigation Assistance Grant - $360,021.60**

BE IT FURTHER RESOLVED, that a like sum of the Grant aforementioned, be and the same is hereby appropriated under the caption of:

8. General Appropriations
   (A) Operations Excluded from CAPS Public & Private Programs Offset by Revenues
    - **Flood Mitigation Assistance Grant - $360,021.60**

BE IT FURTHER RESOLVED, that the resolution will be uploaded into the State's FAST website.

Adopted: November 5, 2026

COMMITTEE MEMBER	MOTION	2nd	YES	ABSTAIN	NO	ABSENT
G. LaPlaca						
G. Robinson						
A. Smith						
L. Faye						
T. Benson						

CERTIFICATION

I, Bobbie Quinn RMC, Lumberton Township Clerk, hereby certify that the foregoing resolution was duly adopted by the Lumberton Township Committee at its Regular Business Meeting held on the 5th day of November, 2026.

_____

Bobbie Quinn, RMC
Lumberton Township Clerk

TOWNSHIP OF LUMBERTON

RESOLUTION NO. 2026 - 145

RESOLUTION APPOINTING CROSSING GUARD FOR THE LUMBERTON TOWNSHIP POLICE DEPARTMENT

WHEREAS, there is a vacancy for the position of a Crossing Guard for the Lumberton Township Police Department.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Lumberton, County of Burlington, State of New Jersey as follows:

1. Effective November 9, 2026, Gerret Janz is hereby appointed as a Crossing Guard for the 2026-2027 school year

2. The hourly rate to be paid to Mr. Janz shall be $17.55 as per the AFSCME Union Contract.

BE IT FURTHER RESOLVED, that the hiring of Mr. Janz is contingent on the passing of all appropriate conditions.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to Gerret Janz, OIC/Lt. Cheesman, Township CFO and Township Human Resource Officer.

Adopted: November 5, 2026

COMMITTEE MEMBER	MOTION	2nd	YES	ABSTAIN	NO	ABSENT
G. LaPlaca						
G. Robinson						
A. Smith						
L. Faye						
T. Benson						

CERTIFICATION

I, Bobbie Quinn RMC, Lumberton Township Clerk, hereby certify that the foregoing resolution was duly adopted by the Lumberton Township Committee at its Regular Business Meeting held on the 5th day of November, 2026.

_____

Bobbie Quinn, RMC
Lumberton Township Clerk

TOWNSHIP OF LUMBERTON

RESOLUTION NO. 2026 - 146

AUTHORIZING THE RELEASE OF THE PERFORMANCE GUARANTEE POSTED BY ICONIC WELLNESS AND PROVISIONING, LLC

WHEREAS, Iconic Wellness and Provisioning, LLC, developer of Iconic Wellness, located at 160 Mount Holly Bypass, also known as Block 15, Lot 6.09, (hereinafter the "Project"), has requested the release of its Performance Guarantee; and

WHEREAS, the Township Engineer, Environmental Resolutions, Inc., (hereinafter the "Engineer"), has undertaken an inspection of the Project; and

WHEREAS, the Township Engineer has recommended that the Performance Guarantee for this Project be released in the amounts of $12,200.00 and

WHEREAS, the recommendation of the Township Engineer is contingent upon the developer satisfying any outstanding review charges and/or inspection fees and posting of a Maintenance Bond in the amount of $1,830.00 which includes 15% of the Performance Guarantee; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Lumberton, County of Burlington and State of New Jersey, on this 5th day of November, 2026, hereby authorizes the release of the Performance Guarantee in the amounts of $12,200.00 posted by Iconic Wellness and Provisioning LLC, developer of Iconic Wellness, located at 160 Mount Holly Bypass, also known as Block 15, Lot 6.09; and

BE IT FURTHER RESOLVED that a copy of this Resolution shall be forwarded to Iconic Wellness and Provisioning, LLC, Township Engineer, Chief Finance Officer, Escrow Clerk and Land Development Board Secretary.

Adopted: November 5, 2026

COMMITTEE MEMBER	MOTION	2nd	YES	ABSTAIN	NO	ABSENT
G. LaPlaca						
G. Robinson						
A. Smith						
L. Faye						
T. Benson						

CERTIFICATION

I, Bobbie Quinn RMC, Lumberton Township Clerk, hereby certify that the foregoing resolution was duly adopted by the Lumberton Township Committee at its Regular Business Meeting held on the 5th day of November, 2026.

_____

Bobbie Quinn, RMC
Lumberton Township Clerk

TOWNSHIP OF LUMBERTON

RESOLUTION NO. 2026 - 147

RESOLUTION AUTHORIZING BUDGET APPROPRIATION TRANSFERS DURING THE LAST TWO MONTHS OF THE FISCAL YEAR FOR THE TOWNSHIP OF LUMBERTON, COUNTY OF BURLINGTON, STATE OF NEW JERSEY

WHEREAS, the provisions of N.J.S.A. 40A:4-58, permit the transfer of appropriations during the last two months of the fiscal year; and

WHEREAS, from time to time it becomes necessary to transfer funds for various reasons in order to operate the Township on a sound financial basis.

NOW THEREFORE BE IT RESOLVED, that the Lumberton Township Committee agrees to said transfer of Budget Appropriations attached.

Adopted: November 5, 2026

COMMITTEE MEMBER	MOTION	2nd	YES	ABSTAIN	NO	ABSENT
G. LaPlaca						
G. Robinson						
A. Smith						
L. Faye						
T. Benson						

CERTIFICATION

I, Bobbie Quinn, RMC, Lumberton Township Clerk, hereby certify that the foregoing Resolution was duly adopted by the Lumberton Township Committee at its Regular Business Meeting held on the 5th day of November, 2026.

_____

Bobbie Quinn, RMC
Lumberton Township Clerk

TOWNSHIP OF LUMBERTON

RESOLUTION NO. 2026 - 148

SUPPORT THE SUBMISSION OF THE APPLICATION FOR THE NEW JERSEY DEPARTMENT OF TRANSPORTATION SAFE ROUTES TO SCHOOL PRGORAM

WHEREAS, Lumberton Township is applying for funding to conduct the construction of off-road facilities for pedestrians along Municipal Drive/Landing Street, a major component of the school route for Ashbrook Elementary School within Lumberton Township; and

WHEREAS, the project will help to continue and improve the promotion and encouragement of pedestrian access and safety for school children and their guardians; and

WHEREAS, maintenance of the facilities, once constructed, will be assumed by Lumberton Township with the exception of (1) local ordinances that place maintenance responsibility with each individual property owner, and (2) those crosswalks on State or County Highways;

NOW, THEREFORE BE IT RESOLVED, by the Committee of Lumberton Township that it hereby supports the submission of a grant application for the Safe Routes to School Program within the State of New Jersey Department of Transportation and authorizes the Mayor, Municipal Clerk, Administrator, and Township Engineer to execute any and all documents necessary and related to the submission of said grant application or grant agreement.

My signature and the Clerk's seal serve to acknowledge this resolution constitutes acceptance of the terms and conditions of the grant agreement and approve the execution of the grant agreement as authorized by said resolution.

Bobbie Quinn, RMC
Lumberton Township Clerk

Terrance Benson
Lumberton Township Mayor

Adopted: November 5, 2026

COMMITTEE MEMBER	MOTION	2nd	YES	ABSTAIN	NO	ABSENT
G. LaPlaca						
G. Robinson						
A. Smith						
L. Faye						
T. Benson						

CERTIFICATION

I, Bobbie Quinn RMC, Lumberton Township Clerk, hereby certify that the foregoing resolution was duly adopted by the Lumberton Township Committee at its Regular Business Meeting held on the 5th day of November, 2026.

Bobbie Quinn, RMC
Lumberton Township Clerk

TOWNSHIP OF LUMBERTON

RESOLUTION NO. 2026 - 149

RESOLUTION AUTHORIZING THE EXECUTION OF A SETTLEMENT AGREEMENT AND GENERAL RELEASE BY AND BETWEEN THE TOWNSHIP OF LUMBERTON AND BRITTNEY SCORER IN THE MATTER FILED IN THE SUPERIOR COURT OF NEW JERSEY, BURLINGTON COUNTY, BUR-L-2401-25

WHEREAS, Brittney Scorer ("Scorer") brought litigation against the Township of Lumberton ("Lumberton") in the Superior Court of New Jersey, Burlington County under Docket Number: BUR-L-2401-25 related to a dispute pertaining to her employment with Lumberton (the "Litigation"); and

WHEREAS, Lumberton has denied the claims of Scorer and has otherwise indicated an intention to assert various affirmative defenses to Scorer's allegations; and

WHEREAS, Lumberton and Scorer (collectively, the "Parties") have participated in settlement discussions related to the resolution of the Litigation, which discussions have led to a proposed settlement which is being recommended by the insurer of Lumberton; and

WHEREAS, that resolution will include the dismissal of all claims asserted against the parties to the Litigation as well as a full release from Scorer; and

WHEREAS, Lumberton, without admission of liability or wrongdoing, and to avoid the uncertainties, expense, and delay inherent in litigation, has determined it to be advantageous to conclusively resolve those claims as set forth in the Litigation.

NOW, THEREFORE, BE IT RESOLVED by the Committee of the Township of Lumberton, New Jersey, that the agreement resolving the Litigation be and hereby is APPROVED and that the same may and shall be signed by or on behalf of the Township of Lumberton Mayor Terrance Benson.

Adopted: November 5, 2026

COMMITTEE MEMBER	MOTION	2nd	YES	ABSTAIN	NO	ABSENT
G. LaPlaca						
G. Robinson						
A. Smith						
L. Faye						
T. Benson						

CERTIFICATION

I, Bobbie Quinn RMC, Lumberton Township Clerk, hereby certify that the foregoing resolution was duly adopted by the Lumberton Township Committee at its Regular Business Meeting held on the 5th day of November, 2026.

_____

Bobbie Quinn, RMC
Lumberton Township Clerk

TOWNSHIP OF LUMBERTON

RESOLUTION NO. 2026 - 150

CONSENT OF AN ASSIGNMENT OF THE REDEVELOPMENT AGREEMENT FOR THE FLYING W REDEVELOPMENT PROJECT FROM FOSTEROWN ROAD, LLC TO D.R. HORTON, INC. – NEW JERSEY

WHEREAS, pursuant to Township Resolution 2024-074, the Township designated certain properties, including the properties known as the Flying W, within the Township as areas in need of redevelopment; and

WHEREAS, pursuant to Township Ordinance No. 2024-015, the Township adopted the Flying W Redevelopment Plan; and

WHEREAS, subsequently the Township entered into a Redevelopment Agreement with Fostertown Road, LLC for the redevelopment of the Flying W according to Ordinance No. 2024-015; and

WHEREAS, on October 23, 2026, Fostertown Road, LLC submitted a letter to the Township requesting the Township's consent to the assignment of the Redevelopment Agreement to D.R. Horton, Inc. – New Jersey because Fostertown Road, LLC and D.R. Horton, Inc. – New Jersey have entered into an agreement for the sale and purchase of the Flying W property; and

WHEREAS, as part of the assignment of the Redevelopment Agreement, D.R. Horton, Inc. – New Jersey seeks to assume all rights, obligations, and liabilities under the Redevelopment Agreement; and

WHEREAS, D.R. Horton, Inc. – New Jersey is required to receive all land board approvals as required by New Jersey law, including the Municipal Land Use Law, for development of the Flying W Redevelopment Plan; and

WHEREAS, pursuant to Section 4.1(c) and Section 4.1(d) of the Redevelopment Agreement, the Township accepts the assignment of the Redevelopment Agreement from Fostertown Road, LLC to D.R. Horton, Inc. – New Jersey, consistent with the express language of the Redevelopment Agreement and this Resolution; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Lumberton that the attached Assignment Agreement with Fostertown Road, LLC to assign the Redevelopment Agreement to D.R. Horton, Inc. – New Jersey is hereby approved and authorized for execution by the Mayor, subject to the final review and approval of such agreement by the Township Solicitor.

Adopted: November 5, 2026

COMMITTEE MEMBER	MOTION	2ND	YES	ABSTAIN	NO	ABSENT
G. LaPlaca						
A. Smith						
G. Robinson						
L. Faye						
T. Benson						

CERTIFICATION

I, Bobbie Quinn, RMC, Lumberton Township Clerk, hereby certify that the foregoing resolution was duly adopted by the Lumberton Township Committee at its Regular Business Meeting held on the 5th day of November 2026.

_____

Bobbie Quinn, RMC
Lumberton Township Clerk