

UPPER DEERFIELD TOWNSHIP IS A GREAT PLACE TO GROW YOUR BUSINESS



Upper Deerfield Township

1325 Highway 77 © Seabrook, New Jersey 08302

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www.upperdeerfield.com © info@upperdeerfield.com

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UPPER DEERFIELD

NEW JERSEY

A Great Place To Grow Your Business



Successful National and Regional Businesses Are Choosing Upper Deerfield



Aldi's
ATT Wireless
Burger King
Chipotle
Davita Kidney Care
Dollar Tree
Dunkin Donuts
H & R Block
Hair Cattery
Hibbett Sports
Inspira Health

Lab Corp America
Liberty Tax
Little Caesars
Mavis Tire
McDonalds
Monro Muffler
Ollie's Bargain Outlet
Planet Fitness
Pizza Hut
Rita's Water Ice
Rite Aid

ShopRite
State Farm Insurance
T-Mobile
Tractor Supply
Verizon Wireless
Walgreen's
Walmart
Wawa
Wendy's
Wingstop

5 Million
People
Within
50
Miles



Governing Body Welcomes Businesses

The Township Committee, Redevelopment Agency and Economic Development officials support and encourage well-planned, high quality residential, commercial and industrial growth. They work closely with businesses to assist them and to help them succeed here.

Financial Institutions

Bank of America
Century Savings Bank
Farm Credit East
First National Bank of Elmer

Industries

Americold Calpine
Lassonde Pappas Growmark, FS
Palmetto Adhesives
Perdue Farms
Seabrook Bros. & Son Sika USA



Redevelopment Area with Hundreds of Acres

The planning board, economic development committee and the governing body have established a redevelopment zone and plan to manage the township's growth. The redevelopment plan provides incentives for large and small retail development to occur in a planned, life-style center as part of its planned main street/town center. It also includes areas for professional office space, commercial and industrial uses.



Liquor Licenses Available

The Township has two consumption alcoholic beverage licenses available. They may be purchased from the Township.

Schools

The Township provides a high-quality public school education in its K-8 schools. Cumberland Regional High, located in the Township, provides high school education. Rowan University and Rowan College of South Jersey, one of the highly-ranked among community college in the nation and Cumberland County Technical Education Center are nearby.

Affordable Taxes

The Township has one of the lowest local purpose taxes in the region. About 5% of the tax bills are for municipal purposes.

Roads

State Highways 77, 56 and 49 along with Route 55 that is nearby, connect Upper Deerfield to other major highways that serve the East Coast.



Rail



OmniTrax Railroad operates a short line that runs the entire length of the west border of the redevelopment area from Carlls Corner to Seabrook. It connects to CSX for rail access across the country.

Water

The Township operates its own public water system providing stable, affordable water. The Township's water mains are new with construction starting in the 1990's. Water mains run through blocks 1208, 1207 and 1205 and along State Highway 77 for block 1206, along Parsonage Road for Block 905 and along Finley Road for block 1201.



Sewer

The Township operates public sewer lines and lift stations that connect to the Cumberland County Utilities Authority for treatment. This provides modern and affordable sewage treatment to area businesses. Service is available along block 1208, 1207, 1205, 1201, 905 and 1206.

Electric

Atlantic City Electric provides electric delivery and transmission that meets the needs of businesses in the Township.

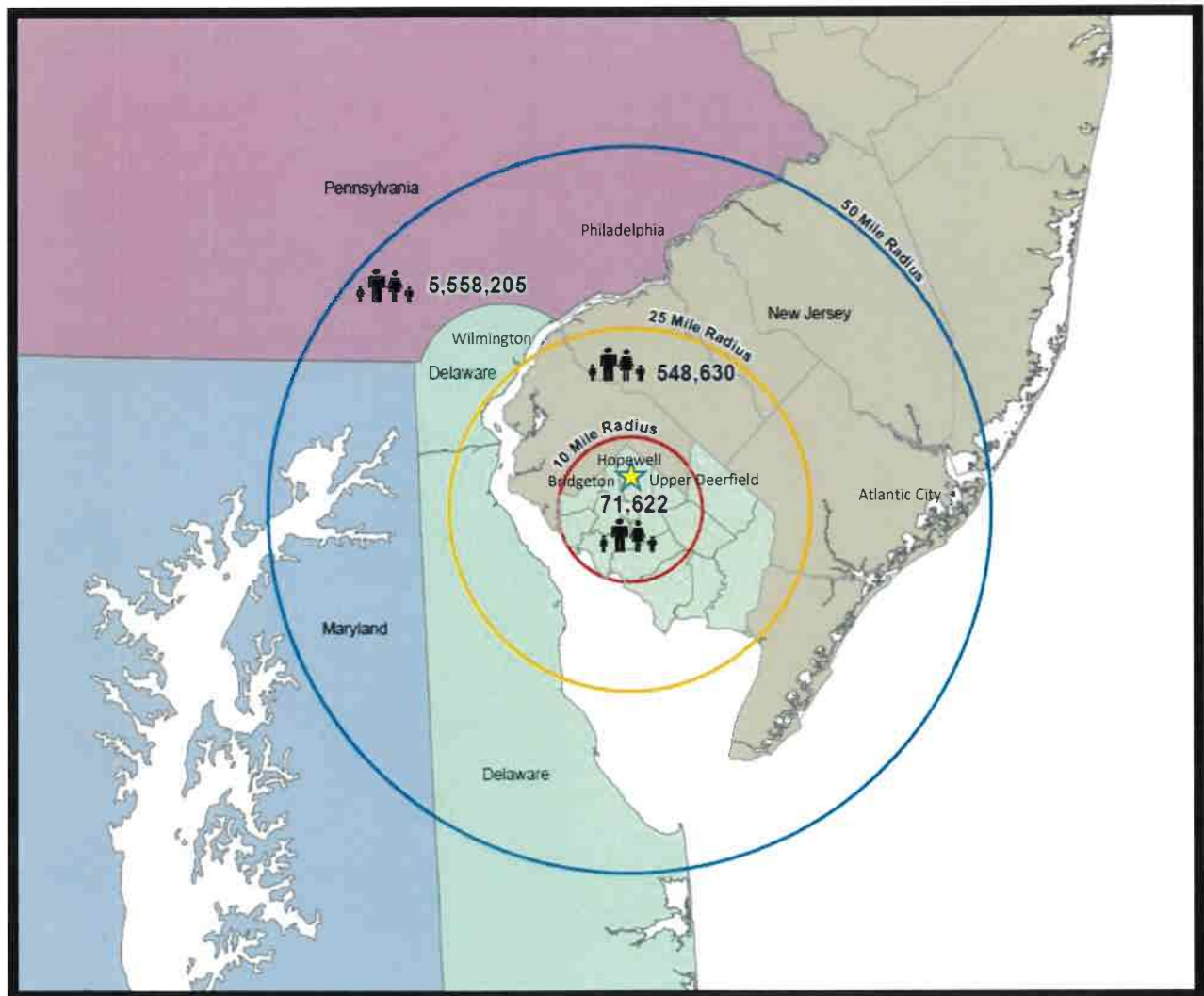
Gas

South Jersey Gas has infrastructure in place to serve the redevelopment area with natural gas needs.

Broadband Service

Verizon and Comcast provide state-of-the-art internet and other communication services to the Township.

POPULATION WITHIN 10, 25 AND 50 MILE RADIUS OF BRIDGETON, HOPEWELL AND UPPER DEERFIELD IN CUMBERLAND COUNTY, NJ



Redevelopment Area for Town Center / Main Street

Seabrook, NJ 08302

Upper Deerfield Township
163+ Acres of Vacant Land
Accessibility to major highways

Redevelopment Area 1 Town Center / Main Street



Property Information:

Block/Lot: 1208/1, 1.02, 3, 3.01;
1209/1; 1209.02/1

Lot Size: 223.76 Acres

Utilities: Water/Sewer/Gas/Electric

Zoning: Town Center/Main Street

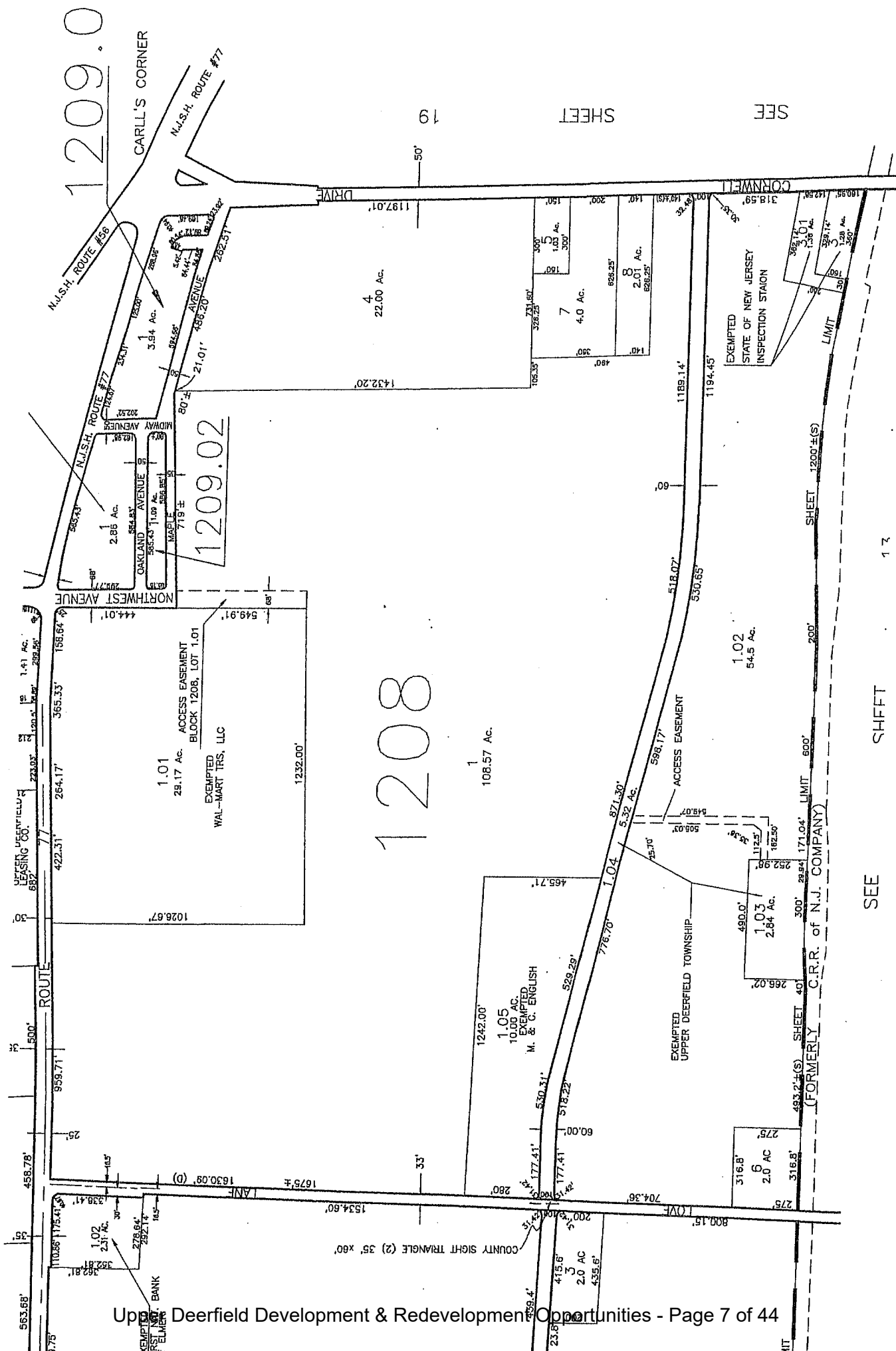
Logistics: Accessibility to major
highways; Located on
State Highway 77; Rail
runs along western
boundary



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Tony Stanzione, Economic Consultant
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tony@ednj.com

Upper Deerfield Township
Municipal Building, 1325 Highway 77
Seabrook, NJ 08302



Redevelopment Area for Office/ Business

Seabrook, NJ 08302

Upper Deerfield Township
170+ Acres of Vacant Land
Accessibility to major highways

Redevelopment Area 2 Office / Business



Property Information:

Block/Lot:	1206/1, 1.01, 1.03, 1.04; 1207/1, 1.01, 1.02, 3
Lot Size:	177.25 Acres
Utilities:	Water/Sewer/Gas/Electric
Zoning:	Office / Business
Logistics:	Accessibility to major highways; Located on State Highway 77; Rail runs along western boundary of Block 1207

Redevelopment Area for Industrial / Commercial

Seabrook, NJ 08302

Upper Deerfield Township
518+ Acres of Vacant Land
Accessibility to major highways

Redevelopment Area 3 Industrial / Commercial



Property Information:

Block/Lot: 803/4, 4.01, 5, 5.01, 5.02, 5.03, 5.04, 5.05, 7, 8; 905/2, 3, 4, 5, 6, 6.01, 7, 8, 8.01, 8.02; 1201/1, 1.01, 2, 2-X, 3; 1202/1, 2, 4, 5, 6, 7, 8, 9; 1205/1, 1.01, 1.02, 1.03, 2, 3, 3.02, 4

Lot Size: 660.55 Acres

Utilities: Water/Sewer/Gas/Electric

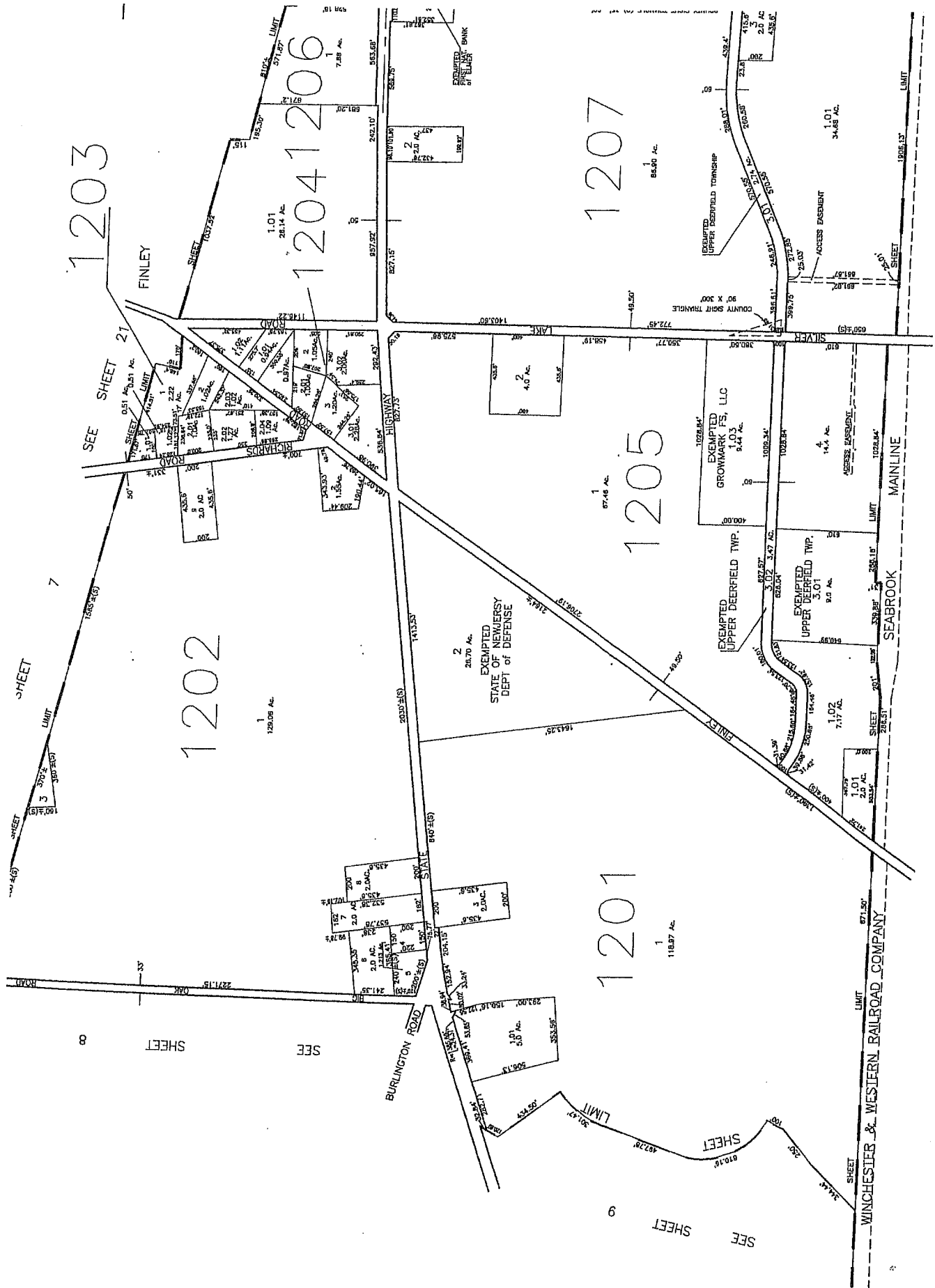
Zoning: Industrial/Commercial

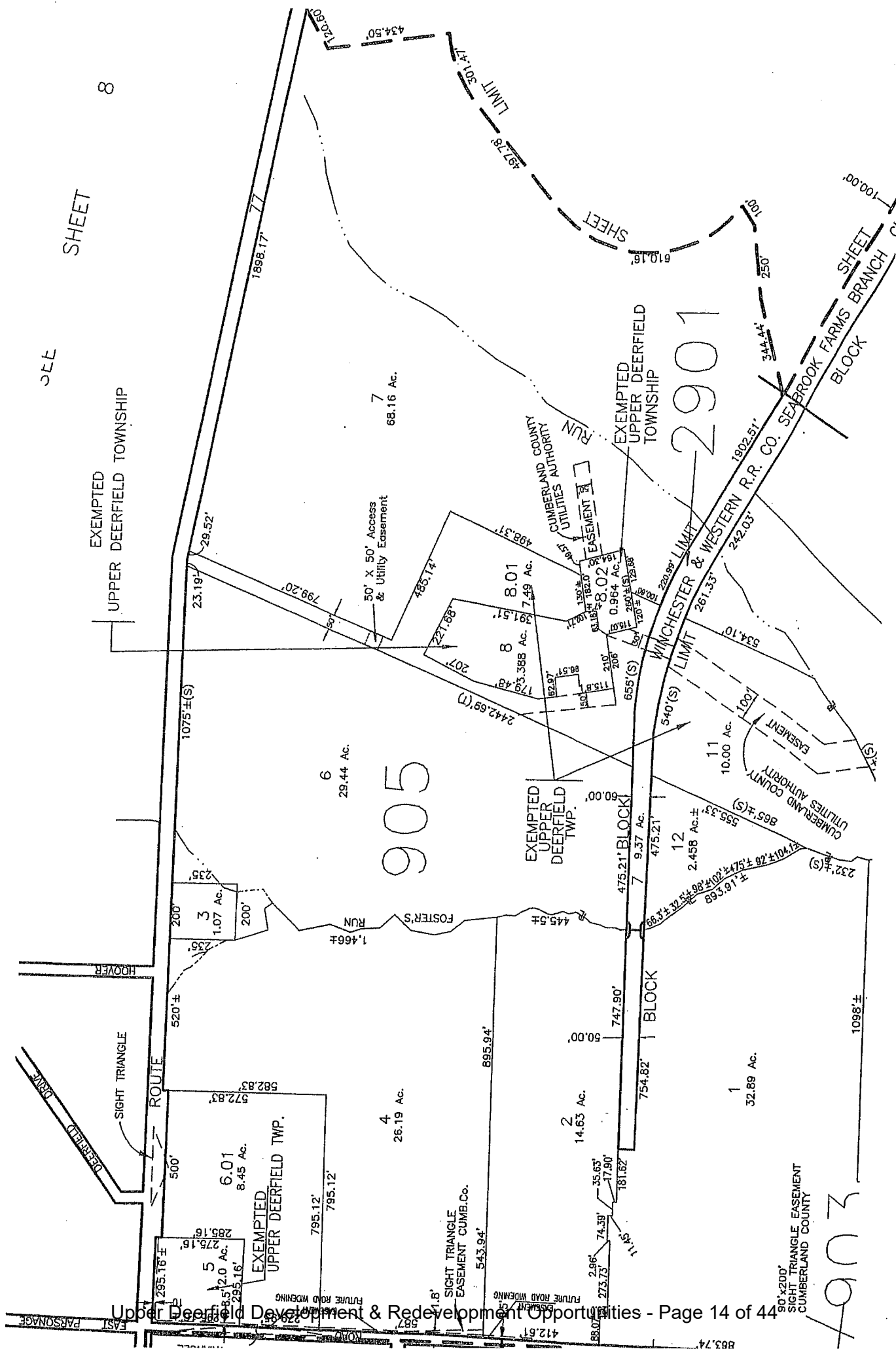
Logistics: Accessibility to major highways; Located on State Highway 77; Rail runs along western boundary of Block 1205, 1201 and 905

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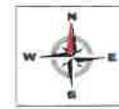
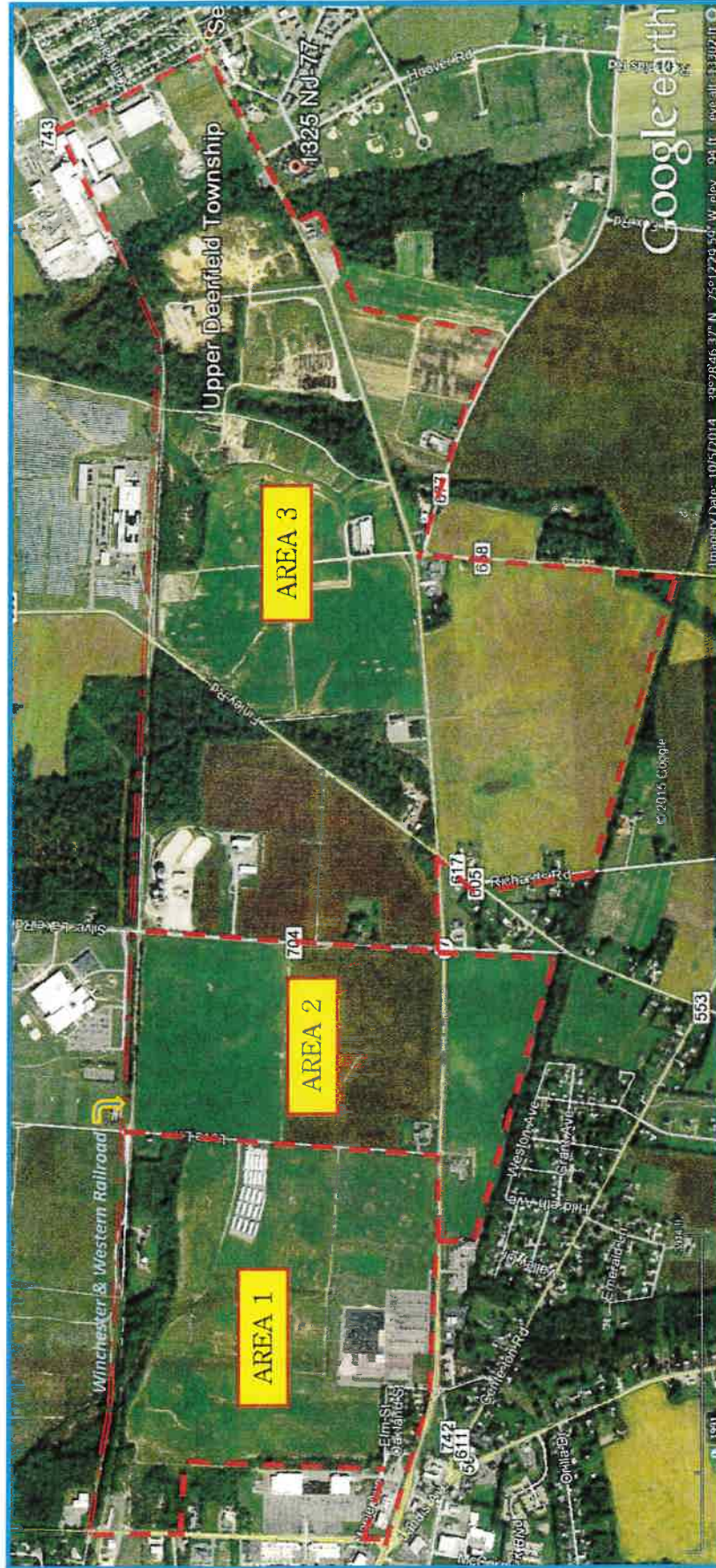
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Upper Deerfield Township
Municipal Building, 1325 Highway 77
Seabrook, NJ 08302

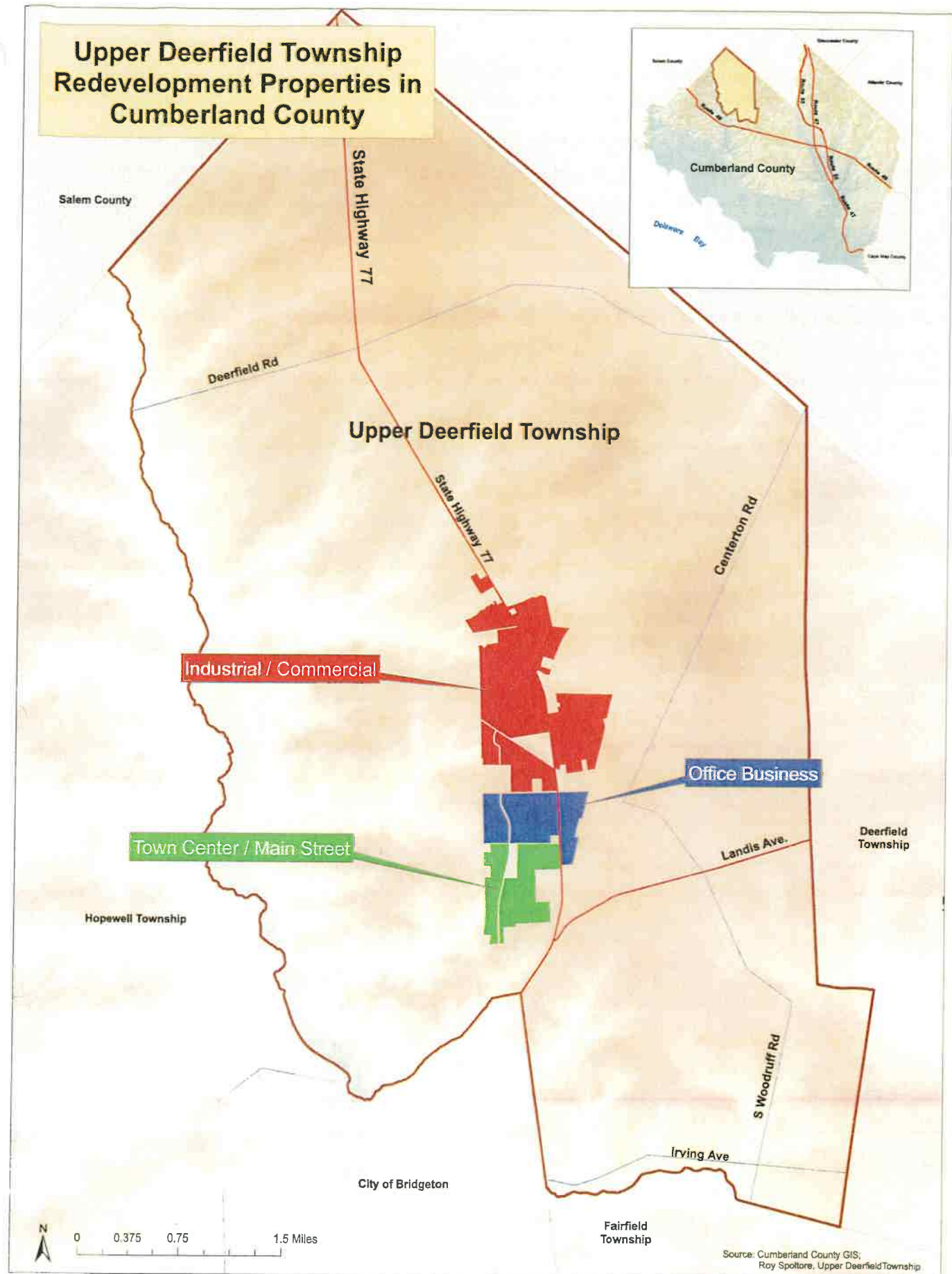




Redevelopment Area
Upper Deerfield Township



Upper Deerfield Township Redevelopment Properties in Cumberland County



Area 4: Recently Municipal Approved Redevelopment Area Pending State Review

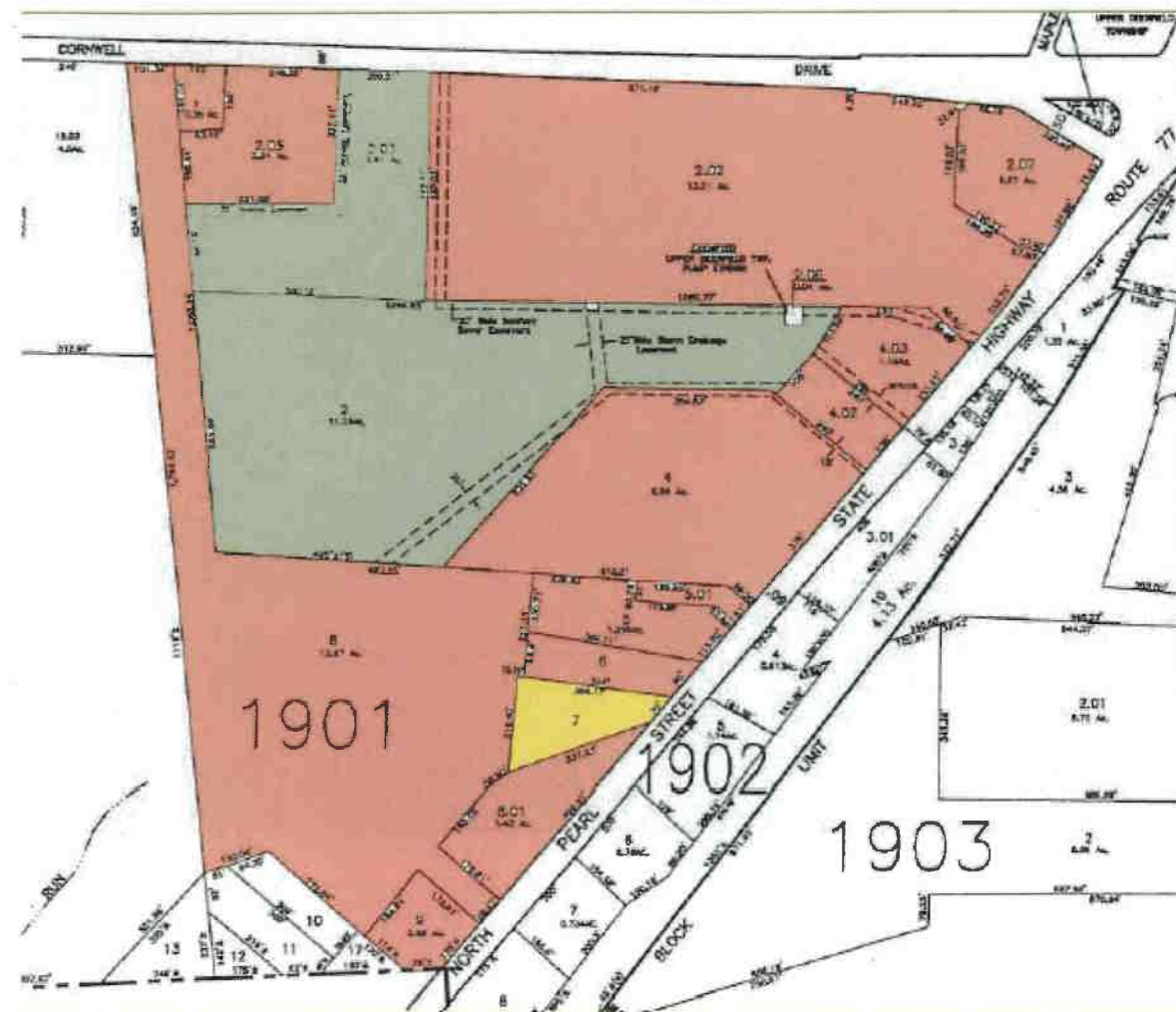
Township of Upper Deerfield

Block 1901, Lots 1, 2, 2.02, 2.03, 2.05, 2.07, 4, 4.02, 4.03, 5, 5.01, 6-8, 8.01 & 9

Figure 2 - Existing Land Use

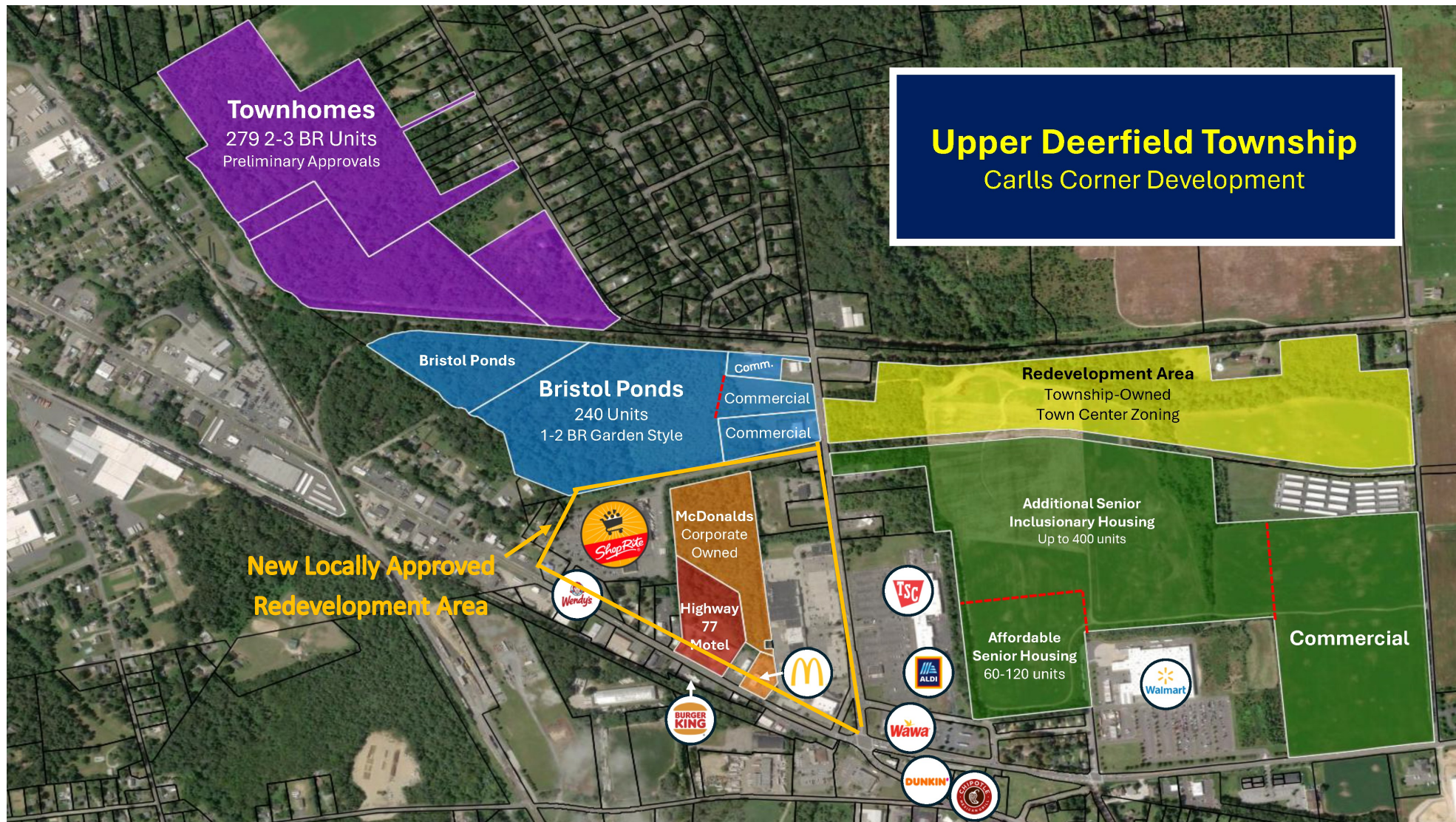
**Area #4: Aprox.
59.48 acres**

**Opportunities for
Retail, restaurant, hotel**



Legend

Residential Vacant Commercial



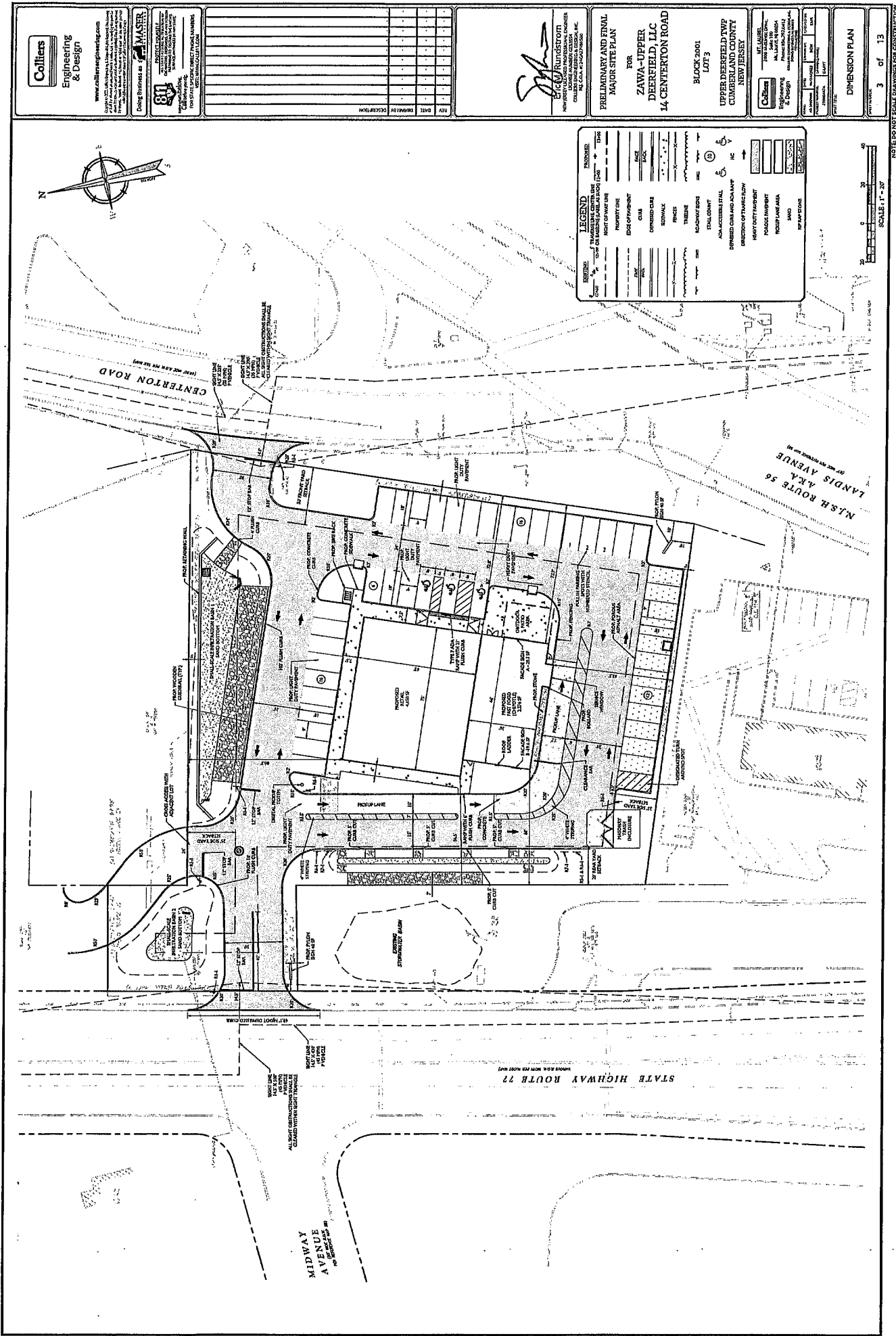
Upper Deerfield Township Redevelopment Area Parcels

Vacant Properties										
Block	Lot	Acres	Zoning	Property Owner	Water	Sewer	Rail	Gas	Electric	
803	4	2.34	Neighborhood Commercial	Baldwinger Kaur	P			Y	Y	
803	5.01	39.76	Neighborhood Commercial	John Chiari & Ron Overstreet	P			Y	Y	
803	5.03	34.90	Agriculture Business – Industrial	DuBois Farm Properties, LLC	P			Y	Y	
803	5.04	2.00	Agriculture Business – Industrial	TBI Unlimited	P			Y	Y	
803	8	0.71	Neighborhood Commercial	Highway 77, LLC	P			Y	Y	
905	6	29.44	Industrial	Deerfield Organics		A	Y	Y	Y	
905	6.01	8.45	Industrial	GianfrancoChiarelli	A	A		Y	Y	
905	7	68.16	Industrial	Deerfield Organics	P	A	Y	Y	Y	
1202	1	129.68	Agriculture Business – Industrial	James & Barbara Wenger				Y	Y	
1202	7	2.00	Agriculture Business – Industrial	Township of Upper Deerfield				Y	Y	
1205	1	67.46	Agriculture Business – Industrial	Galetto Realty	A	A	Y	Y	Y	
1205	1.01	2.00	Agriculture Business – Industrial	Salem/Cumberland Game Cons.	Y	A	Y	Y	Y	
1205	1.02	7.17	Agriculture Business – Industrial	Galetto Realty	Y	A		Y	Y	
1205	2	4.00	Agriculture Business – Industrial	Gray & Susan Achee	P	A		Y	Y	
1205	3	9.00	Agriculture Business – Industrial	Township of Upper Deerfield	Y	A	Y	Y	Y	
1206	1	7.68	Business Park - Office	Galetto Realty Co. LP	Y	A		Y	Y	
1206	1.01	26.14	Business Park - Office	Galetto Realty Co. LP	Y	A		Y	Y	
1206	1.03	5.00	Business Park - Office	Galetto Realty Co. LP	Y	Y		Y	Y	
1206	1.04	5.55	Business Park - Office	Upper Deerfield Leasing LLC	Y	Y		Y	Y	
1207	1,1.01,2,3	125.77	Business Park - Office	S&M 77 LLC	Y	A	Y	Y	Y	
1208	1	108.57	Town Center – Main Street	Toobaa LLC	A	A		Y	Y	
1208	1.02	54.50	Town Center – Main Street	Bench Realty	Y	A	Y	Y	Y	
Total Vacant		740.28								
Demo Properties		Acres	Zoning	Property Owner						
1208	3	1.36	Town Center – Main Street	NJ Inspection Station -Vacant	A	A	Y	Y	Y	
1208	3.01	1.28	Town Center – Main Street	NJ Inspection Station -Vacant	A	A	Y	Y	Y	
1209	1	2.86	Town Center – Main Street	Carlls Corner LLC	Y	Y		Y	Y	
1209.02	1	1.09	Town Center – Main Street	Carlls Corner LLC	Y	Y		Y	Y	
Total Demo		6.59								
Existing Business or Uses			Zoning	Property Owner						
803	4.01	0.50	Neighborhood Commercial	F & H Supply	P			Y	Y	
803	5	0.81	Agriculture Business – Industrial	Randel Jones	P			Y	Y	
803	5.02	2.00	Agriculture Business – Industrial	K & R Vending	P			Y	Y	
803	5.05	1.61	Agriculture Business – Industrial	TBI Unlimited	P			Y	Y	
803	7	2.00	Agriculture Business – Industrial	Residence				Y	Y	
905	2	14.63	Industrial	Seabrook Cold Storage	Y	Y	Y	Y	Y	
905	3	1.07	Industrial	Franco's Deli				Y	Y	
905	4	26.19	Industrial	Pappas Warehouse	Y	Y		Y	Y	
905	5	2.00	Industrial	Twp.- Seabrook Water Facility	Y	Y		Y	Y	
905	8,8.01,8.02	13.84	Agriculture Business – Industrial	Twp. - Convenience Center		Y		Y	Y	
1201	1.01	5.00	Agriculture Business – Industrial	Ultraclean				Y	Y	
1201	2	1.00	Agriculture Business – Industrial	GFL Rental LLC	P			Y	Y	
1201	2-X	25.70	Agriculture Business – Industrial	GFL Rental LLC	P			Y	Y	
1201	1	118.37	Agriculture Business – Industrial	Sika USA	A	A	Y	Y	Y	
1201	3	2.00	Agriculture Business – Industrial	Sika USA			Y	Y	Y	
1202	2	1.55	Agriculture Business – Industrial	Residence				Y	Y	
1202	4	0.69	Agriculture Business – Industrial	Summit BHC New Jersey LLC				Y	Y	
1202	5	1.21	Agriculture Business – Industrial	AD Peterson Ent. Inc.				Y	Y	
1202	6	2.00	Agriculture Business – Industrial	AD Peterson Ent. Inc.				Y	Y	
1202	8	2.00	Agriculture Business – Industrial	Residence				Y	Y	
1202	9	2.00	Agriculture Business – Industrial	Residence				Y	Y	
1205	1.03	9.44	Agriculture Business – Industrial	Growmark ES	Y		Y	Y	Y	
1205	3.02	3.47	Agriculture Business – Industrial	Twp. - Big Oak Road Ext.				Y	Y	

Upper Deerfield Township Redevelopment Area Parcels

1205	4	14.40	Agriculture Business – Industrial	Perdue Farms	Y		Y	Y	Y
1206	1.03	2.06	Business Park - Office	Active Adult Care	Y	Y		Y	Y
1207	1.02	2.31	Business Park - Office	Bank of Elmer	Y	Y		Y	Y
1207	3.01	2.74	Business Park - Office	Twp. - Big Oak Road Ext.				Y	Y
1208	1.01	30.00	Town Center – Main Street	Wal Mart	Y	Y		Y	Y
1208	1.03	2.84	Town Center – Main Street	Twp. - Love Lane Water Facility	Y	Y		Y	Y
1208	1.04	5.32	Town Center – Main Street	Twp. - Big Oak Road Ext.				Y	Y
1208	1.05	10.00	Town Center – Main Street	NSA Property Holdings, LLC				Y	Y
1208	6	2.00	Town Center – Main Street	Residence				Y	Y
1209.01	1	3.94	Town Center – Main Street	WaWa	Y	Y		Y	Y
Total Unavailable		314.69			P	Possible			
					A	Accessible			
Total Acres		1061.56			Y	Yes			





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UPPER DEERFIELD TOWNSHIP



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Administrator / Clerk

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UPPER DEERFIELD TOWNSHIP



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Township Mayor

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UPPER DEERFIELD TOWNSHIP



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Water / Sewer Superintendent

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Cumberland Development Corporation

Anthony M. Stanzione
Executive Director

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Office: 856-451-4200 Fax: 856-453-9795
Email: cdc@cdcnj.com Website: cdcnj.com

Economic & Community Development Services for
• Commercial • Downe • Greenwich • Lawrence • Stow Creek
• Deerfield • Fairfield • Hopewell • Shiloh • Upper Deerfield

Government That Welcomes New Business



Incentives That Boost The Bottom Line

These incentives can save thousands of dollars allowing for additional profits, investment and growth.

5-year tax abatement or longer term PILOT for qualified new industrial/commercial construction

One of the area's **lowest tax rates**

State and federal **employment tax credits**

Below market rate loans and loan guarantees to qualified businesses through Cumberland County Loan Funds, NJ EDA, Federal EDA, USDA and others

Grants and low-cost help for employee training through NJ Department of Labor, Cumberland County College, Cumberland County Technical Education Center and County Office of Employment and Training

Business assistance from local, county and state economic development officials to help you obtain incentives.



Upper Deerfield Redevelopment Zone

spoltore@upperdeerfield.com

cdc@cdc.nj.com

Special Development Opportunity

Life-Style Town Center

UPPER DEERFIELD

NEW JERSEY

A Great Place To Grow Your Business



856-451-3811

www.UpperDeerfield.com

A Unique Development Opportunity

Growing, Progressive Community Seeks To Direct Retail Growth To A Planned Town Center

Upper Deerfield Township, in Cumberland County, New Jersey is experiencing the initial stages of what is expected to be substantial residential and retail growth.

The planning board, economic development committee and the governing body have established a redevelopment zone and plan to manage the township's expected growth.

The redevelopment plan discourages scattered, big-box development and provides incentives for large and small retail development to occur in a planned, life-style center as part of its planned main street/town center.

Upper Deerfield is seeking innovative retail developers to review its redevelopment plan and to make presentations to its redevelopment agency for plans to create the main street/town center and other aspects of its redevelopment plan.



TOWN CENTER CONCEPTUAL PLAN

Town Center Design Concepts



- 163 Acres
- 2 Land-Owners
- Greenfield
- Public Water & Sewer

Plan Provides Incentives For Economic & Industrial Development

Development within
encourages
growth.

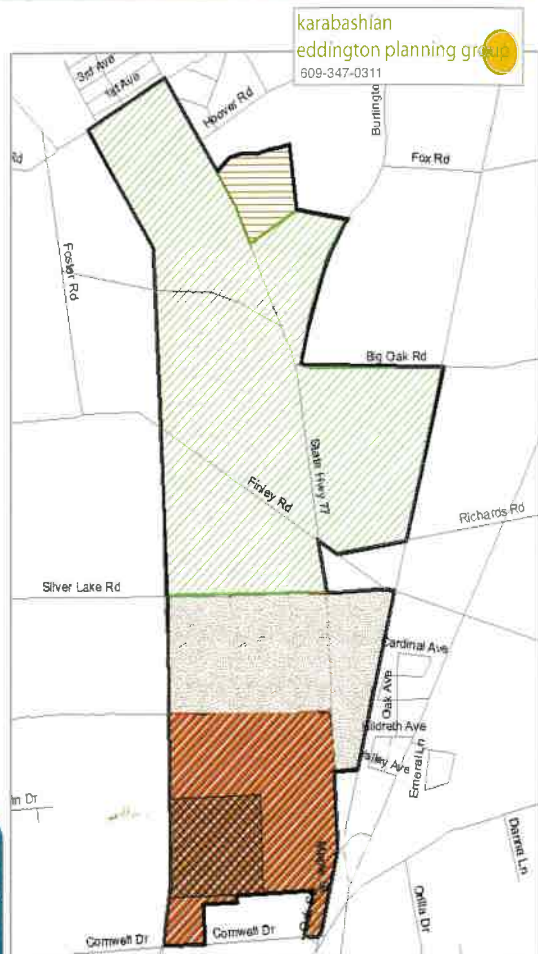
which will form a
owners to
create enterprise to
support and
beneficial to

years as
development agency
professional office

oil development
industrial

and

public water,
rail service



karabashian
eddington planning group
609-347-0311



Successful National and Local Businesses Are Choosing Upper Deerfield

National and regional retailers as well as local businesses are discovering Upper Deerfield Township. Wal-Mart just opened a new store in April 2006, joining Wawa, Walgreens, Acme, Shop Rite, Fashion Bug, Blockbuster, Peebles, Radio Shack, Eckerd Drug, Dunkin Donuts, Subway and Friendly's, who have opened in the area recently.

Banks and other professional service providers are purchasing land and building new offices in the area.

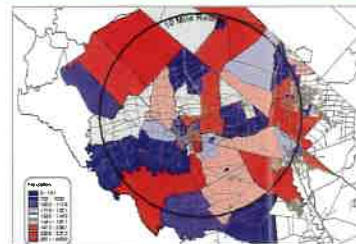


A Growing Market

The market for retail sales within a 10-mile radius of the proposed town center includes:

- ✓ **Population 120,800**
- ✓ **Households 40,800**

The 10-mile radius is experiencing a dramatic growth in higher income residential development with thousands of units under construction and approved. This area presents a unique opportunity for a developer seeking mid and long term retail development opportunities.



This brochure funded by Cumberland Development Corp.

Special Quality Of Life



Upper Deerfield is located in the heart of the bustling Northeast corridor but still offers those who live, work and play here, a rural, small-community life style.



- Abundant open spaces, farmland, parks and natural areas
- Friendly neighborhoods and affordable residential communities
- Excellent public and private schools
- Great golf courses, fishing, boating, biking, and community events
- Delaware Bay and Atlantic Ocean beaches and boardwalks are nearby

For More Information contact:

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Seabrook, NJ 08302

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TONY STANZIONE, EXEC. DIRECTOR

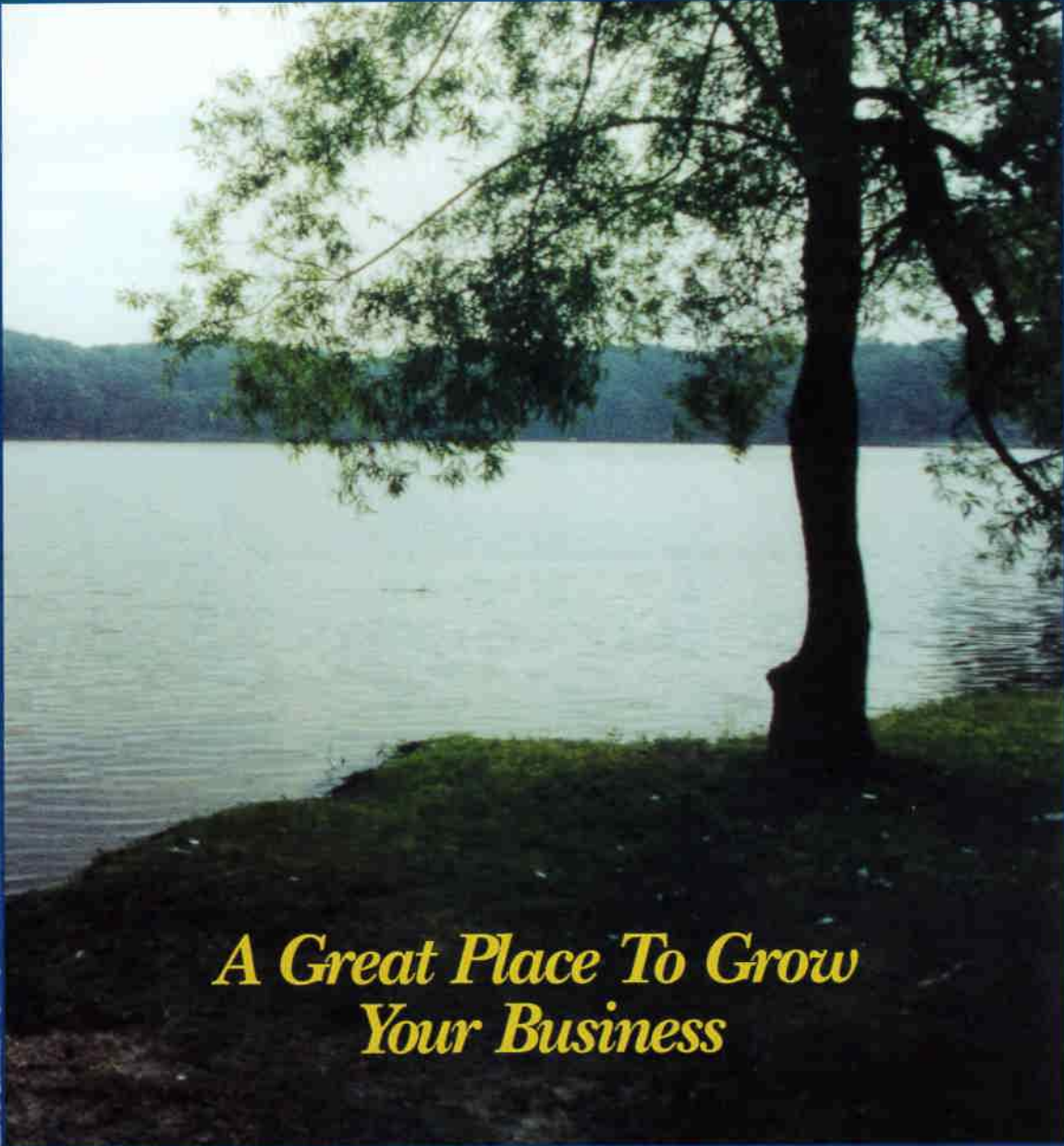
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UPPER DEERFIELD

N E W J E R S E Y



*A Great Place To Grow
Your Business*

A Strategic Location In One of The World's Most Dynamic Markets



NJ Routes 55 and 77, NJ Turnpike and Interstates 295, 95 and 40, rail lines, major ports and airports give your company convenient access to over 60 million people and thousands of businesses in the Boston to Washington corridor and to those around the World.

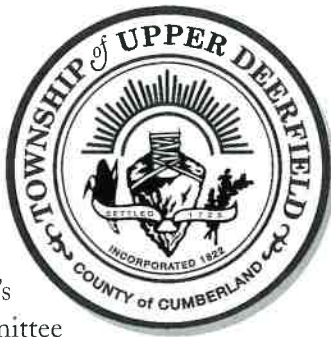
This great region provides access to critical resources for your success:

- educated, affordable, productive workforce
- millions of consumers in the region
- access to thousands of businesses
- inventory, equipment and supplies
- many, affordable, ready-to-develop sites
- assistance in moving, expanding or initiating your business



You Can Get there from here:

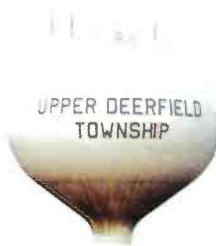
- ➔ Philadelphia - 45 min.
- ➔ Atlantic City - 45 min.
- ➔ Wilmington - 45 min.
- ➔ Baltimore - 2 hrs.
- ➔ New York - 2.5 hrs.
- ➔ Washington - 3 hrs.
- ➔ Boston - 6 hrs.



Upper Deerfield's Township Committee and all departments of local, county and state government are committed to a business-friendly climate. Upper Deerfield is ready to help your business move here, expand here and succeed. Upper Deerfield government is innovative, effective, and flexible and seeks businesses that are looking for a community like this in which to grow and prosper.

Government That Welcomes New Business





Successful National and Local Businesses Are Choosing Upper Deerfield

Incentives That Boost the Bottom Line

These incentives can save your business thousands of dollars allowing for additional profits, investment and growth.

- ✓ 5-year tax abatement for qualified new industrial/commercial construction
- ✓ One of the area's lowest tax rates
- ✓ State and federal employment tax credits
- ✓ Below market rate loans and loan guarantees to qualified businesses through Cumberland County Loan Funds, NJ EDA, Federal EDA, USDA and others
- ✓ Grants and low-cost help for employee training through NJ Department of Labor, Cumberland County College, Cumberland County Technical Education Center and Cumberland County Office of Employment and Training
- ✓ Business assistance to help you access incentives through the local, county and state economic development offices.

Upper Deerfield is one of the region's fastest growing business communities because it offers what business needs:

- Abundant ready-to-build, affordable, sites for industrial use, professional offices and retail businesses
- Infrastructure includes public sewer and high volume public water system that meets the fire suppression requirements for large buildings
- Winchester-Western rail line connects to national rail system
- Natural gas and electric service that meets all business needs
- High speed communications lines for the information highway
- Local, County and State roads with low-traffic provide quick access to all markets





A Special Quality of Life

Upper Deerfield is located in the heart of the bustling Northeast corridor but still offers those who live, work and play here, a rural, small-community life style allowing residents and visitors to enjoy:



- Abundant open spaces and farmland, beautiful parks and natural areas
- Friendly neighborhoods, villages and beautiful residential communities
- Real estate prices that are low compared to other parts of the Northeast
- Excellent public and private schools
- Beautiful golf courses, fishing, boating, biking, and community festivals
- Delaware Bay and the beaches and boardwalks of Atlantic Ocean communities are nearby
- Seabrook Educational and Cultural Center and Cumberland County Performing Arts Center
- Shop in traditional downtown districts, shopping centers and nearby regional malls

UPPER DEERFIELD IS A Great Place To Grow Your Business



Upper Deerfield Township Economic Development Director

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UPPER
DEERFIELD
TOWNSHIP

The

UPDATE

Keeping Our Residents Informed

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www.UpperDeerfield.com • info@upperdeerfield.com

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Upper Deerfield Township Committee Reorganizes

Joseph Spoltore was re-elected to the Township Committee and Anthony Lamanteer was elected in the November election and both were sworn-in to serve three-year terms at the reorganization meeting on January 5th. James Crilley was selected to serve as Mayor and

Joseph Spoltore was selected to serve as Deputy Mayor for 2026. Thomas Speranza and William Whelan are the other members of the Township Committee for 2026. John Daddario did not run for re-election after serving on the Committee for eighteen years.

During Mayor Crilley's comments at re-organization, he listed the various grants the Township

received in 2025. He mentioned how shared service agreements provide significant financial savings for all the municipalities involved, including the CS Regional Court that consists of ten participating municipalities, and the Township Construction Office which provides services to eight municipalities.

The mayor noted the new commercial development on the 77 corridor with the construction of the Northeast Anchor Site for Sika Corporation's Phase 1 Mortar Plant, Lassonde Pappas's new Warehouse and Manufacturing Plant under construction, the opening of the Lark Development cold storage facility for Cumberland Dairy and Ultra Clean Technology warehouse expansion.

In addition, all of the Township Committeemen recognized the important role that volunteers play in the success of the Township, noting that the Township has some of the finest volunteers, boards and committees in the area.



Joseph Spoltore Sworn
In for three-year term.



Anthony Lamanteer Sworn
In for three-year term



2026 Township Committee and
Solicitor – Tom Speranza, Deputy Mayor
Joe Spoltore, Mayor Jim Crilley,
Mike Testa, Solicitor Bill Whelan
and Tony Lamanteer.

2026 Township Budget

The Township Committee introduced the 2026 budget at their meeting on March 19th. A Public Hearing on the budget was held at 7 pm on Thursday April 16th in Township Municipal Building, 1325 Highway 77, Seabrook.

The Township budget is located on the Township website, www.upperdeerfield.com.

In 2021, 2022 and 2023 there was no increase in the Township's tax rate. In 2024, it was necessary for the Township to increase the local tax rate by 1.3 cent tax due to the inflationary cost increases. In 2025 there was a 1.3 cent increase in the Township's tax rate.

Community Day – Family Fun – Saturday – April 25th

Upper Deerfield will be celebrating its nineteenth annual Community Day on Saturday, April 25, 2026, from 10-4 pm.

Come join us for a day of family fun with arts and crafts, business and community displays, a food court, a looking zoo, costumed characters, face painting, sand art, and much more. There will be performances by the Hoh Daiko Drummers, the Seabrook Minyo Dancers, Upper Deerfield Township ACE Music, Mainstage Center for the Arts, Ridiculous Nicholas, B.V. Bikes, and a Petting Zoo will provide other activities. Strolling entertainment will include Crusty the T-Rex, Costume Characters, Balloon Animals, Stilt Walker, Unicyclist and juggling.

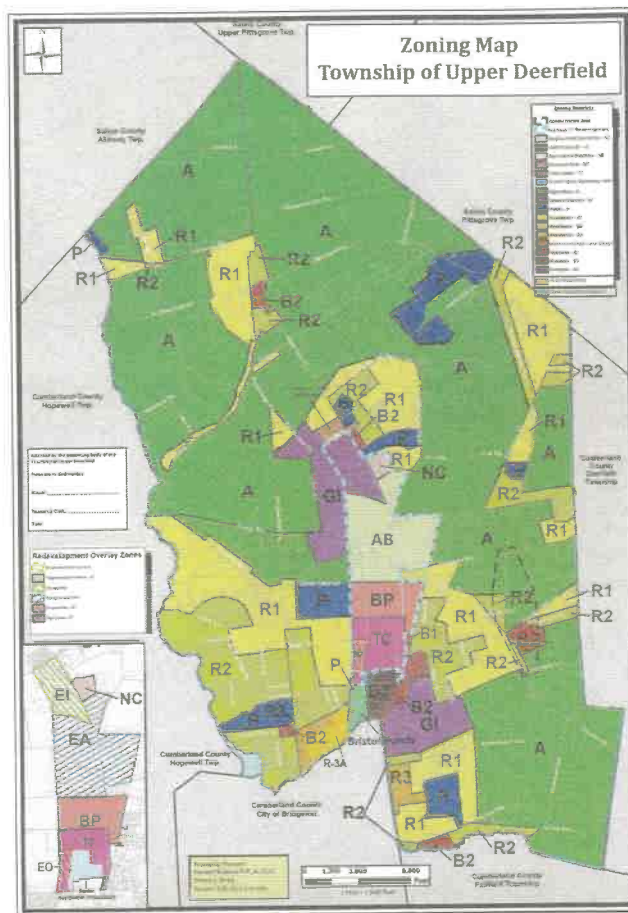
Township Master Plan and Zoning Map

The Township initial Master Plans were adopted in 1979 and 1988 and provided a blueprint of a well-thought-out plan for development of the Township. The initial plans have always included the Highway 77 corridor from Seabrook to Carlls Corner as the area for economic growth and have been zoned for industrial, commercial, retail and professional uses.

The reason for economic growth on 77 is this area is on a State Highway, and has rail, water and sewer availability which is important for commercial development. With the majority of land in the Township zoned as agricultural it is important to provide an area with an economic tax base.

Sixty percent of the Township remains zoned agricultural, (over 20% of Township is farmland preserved). The most Farmland Preservation Plan showed approximately 66% of the Township was farmland assessed. The majority of the residential development was planned to take place in the southern portion of the Township as well as in the Seabrook Village area, where sewer and water are available or have the ability to tie into the public utility systems.

As time goes by, the Master Plan continues to be re-examined and fine-tuned, but the base concepts remain unchanged; balancing the need to plan for growth in areas where infrastructure is located while proposing conservation and preservation measures for other areas of the Township. A Master Plan Re-Exam is scheduled for 2027.



Affordable Housing Grant

The Township has identified the Seabrook Village neighborhood, but the grant program will be open to qualified households throughout the municipality. The program will require gut rehabilitation of the dwelling because the level of repair work extends beyond the level of ordinary system replacement. Gut rehabilitation is when the interior of the dwelling is demolished down to the studs and rebuilt with new mechanical systems, kitchen and bathroom, with modern insulation, windows, doors and exterior cladding.

The program will target low-income homeowners. It is anticipated that households could be displaced for an estimated four to six months during the reconstruction. The Township will offer moving expenses and rental assistance as part of the program. In return, a 30-year deed restriction will be put in place limiting the occupancy to low-income households for the duration of the restriction.

AFFORDABLE HOUSING – ROUND FOUR

On March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (FHA) which required the NJ Department of Community Affairs (DCA) to determine the Present Need obligation (Rehabilitation) and Prospective Need obligation (New Construction) for each municipality in the state of their fair share of the regional need for affordable housing ("Fair Share Obligation") during the 10-year period covering July 1, 2025 (the "Fourth Round") to June 30, 2035.

On October 18, 2024, the DCA issued their report wherein it reported its estimate of the obligation for all municipalities based upon its

credits. Fair Share Housing Center ("FSHC") and the New Jersey Builders Association ("NJBA") filed a challenge to the Township's determination of its Present Need and Prospective Need Obligations.

Upon the filing of the challenges by NJBA and FSHC, the matter was referred to the Affordable Housing Dispute Resolution Program ("Program") it was proposed that the determination of the Township's Present and Prospective Needs be settled at a Present Need obligation of 31 units and a Prospective Need obligation of 75 units.

The Township adopted a Housing Plan before the June 30, 2025 deadline, that accommo-

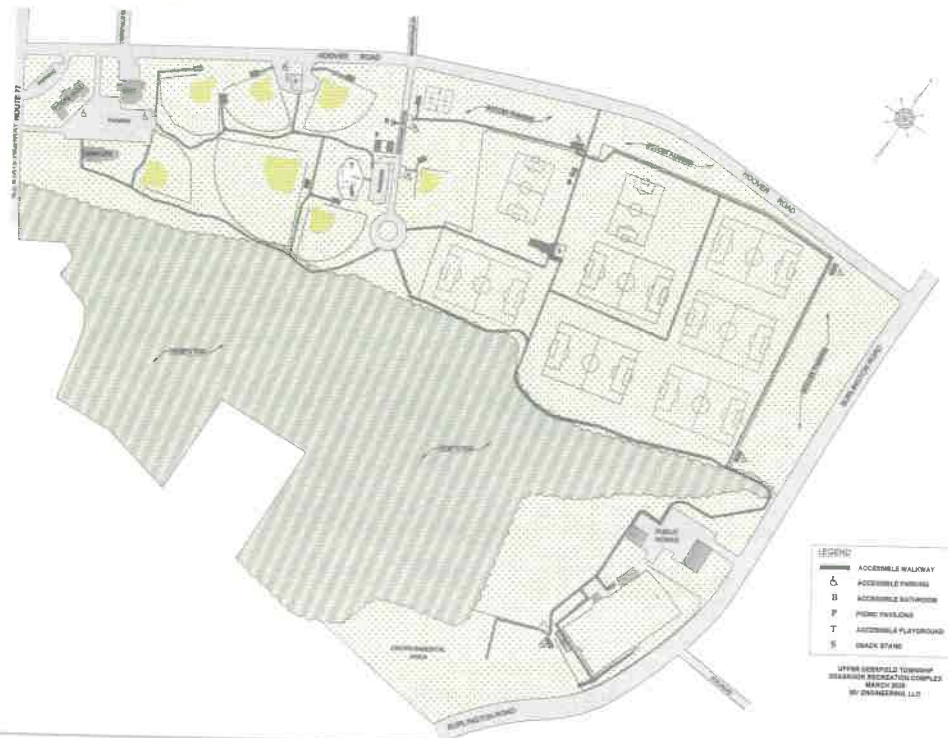
and recommendations after advisement from the Special Adjudicator. On March 2, 2026, the Mount Laurel Judge Ordered that the Program Member's Report and Recommendations for approval of the Settlement, be, and the same hereby is Accepted and Adopted in its entirety. The Mount Laurel Judge Ordered and Adjudged, as follows: (a) The settlement terms approved; (b) The challenge of Hollyview is dismissed; (c) On or before March 15, 2026, the Township shall adopt and file its Amended HEFSP that contains the terms of the settlement as well as the implementing ordinances and resolutions proposed within the Amended HEFSP; (d) Thereafter, the court

Recreation ADA Compliance Grant Projects

Upper Deerfield Township has completed the Five Phase Small Cities Facilities Grant from the New Jersey Department of Community Affairs to make the 100-acre Township Recreational Complex and Sunset Lake Park ADA compliant. The recreational upgrades complied with the federally mandated requirements within the Americans with Disabilities Act.

Over the five-year period, the Township received \$1,890,585 in grants from the State program and the Township had a financial match for the program of approximately \$230,000. The Township also allocated \$185,000 in capital improvements for recreation in recent budgets. Over \$2.3 million dollars has been expended for capital improvements to the active recreation areas of the Township through this five phase program.

One of the primary improvements consisted of constructing over two and one half miles of walk paths throughout the recreation complex beginning at the Municipal Building/Senior Center through the Little League Fields to the Veterans Monument/Playground/Basketball area through the soccer complex to the football area and culminating at the Environmental Pollinator Garden. Other improvements consisted of installing four permanent bathroom facilities, Playgrounds and Pavilions with picnic tables at the Seabrook complex and Sunset Lake Park, additional ADA compliant accessible parking spaces throughout the recreation complex, expansion of the Municipal complex parking lot for Little League and a generator for the Senior Center.



\$250,000 Recreation Improvement Grant

The Township was awarded a \$250,000 grant for improvements to the recreation complex. Third District Legislators, Senator Burzichelli, Assemblyman Bailey and Assemblywoman Simmons were on hand to present Township officials with a check for the improvements.

The Township will be constructing two pickleball courts behind the Veterans Memorial, parking for pickleball, connecting a small section of the walk paths, replacing the fence and backstop at the Major Boys Little League field and purchasing portable tower lighting to be used for soccer and special recreational activities.



Recreation Improvement Grant

NJ Department of Community Affairs established a new recreation improvement grant program. The Township received a grant in 2024 in the amount of \$65,000 to replace and upgrade the dugouts at the Little League fields along with doing roof repairs to some of the Little League buildings.

The Township received an \$85,000 grant in 2025 to continue the improvements to the Little League buildings and replacement of the chain link fence and backstop for the Major Girls Little League field.

The Township has applied for a 2026 grant in the amount of \$100,000 to continue the replacement of fencing in the recreation complex.

Sentry Drive, Patriot Lane and Troy Lane to be Paved

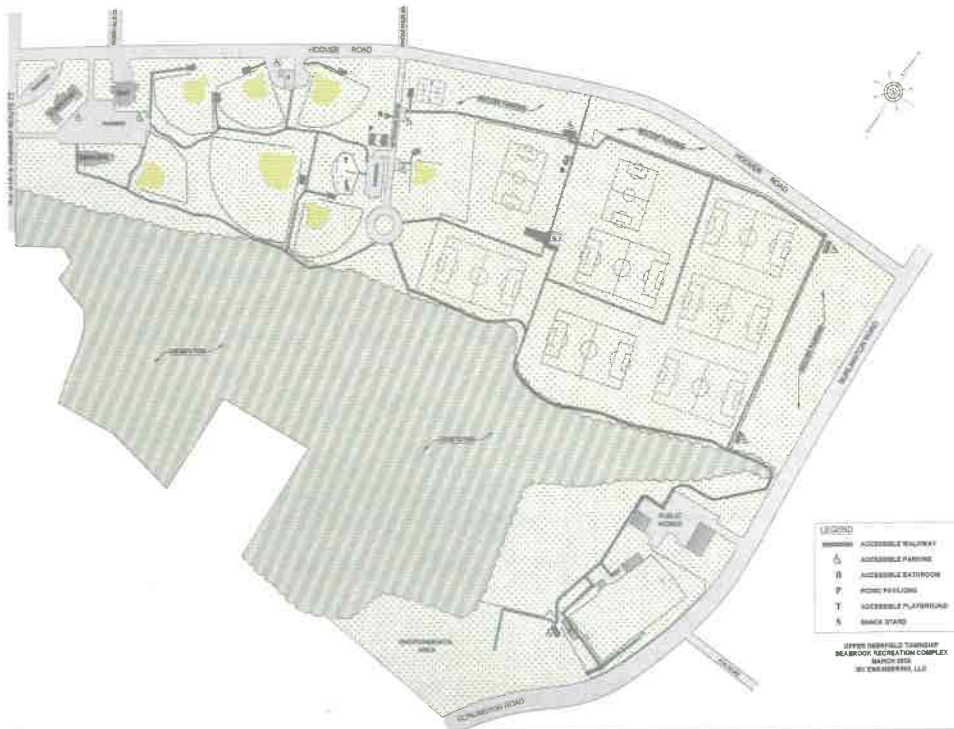
The Township received a 2025 Transportation Trust Grant from NJDOT in the amount of \$133,087 for the reconstruction of Sentry Drive, Patriot Lane and Troy Lane with an estimated cost of over \$500,000. Survey work has begun for the engineering and design work to be completed. It is estimated that the project will be bid in the fall and construction could occur in the fall of 2026 or in the spring of 2027.

The Township will utilize funds from the Township's Capital Improvement Fund to cover the balance of the funds necessary to complete the project.

Quail Ridge, Partridge and Covey Roads to be Paved

The Township received a 2024 Transportation Trust Grant from NJDOT in the amount of \$279,810 for the reconstruction of Quail Ridge Drive, Partridge Covey Road and Sentry Drive.

ant Projects



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The Township will utilize funds from the Township's Capital Improvement Fund to cover the balance of the funds necessary to complete the project.

Quail Ridge, Partridge and Covey Roads to be Paved

The Township received a 2024 Transportation Trust Grant from NJDOT in the amount of \$279,810 for the reconstruction of Quail Ridge Drive, Partridge Court and Covey Court with an estimated cost of over \$500,000. Survey work is completed for the engineering and design work.

The project is out to bid with proposals due April 28th. It is estimated that the project will be paved in the spring or summer of 2026.

The Township will utilize funds from the Township's Capital Improvement Fund to cover the balance of the funds necessary to complete the project.

GRANTS

SMALL CITIES GRANT FOR HILDRETH TRACT

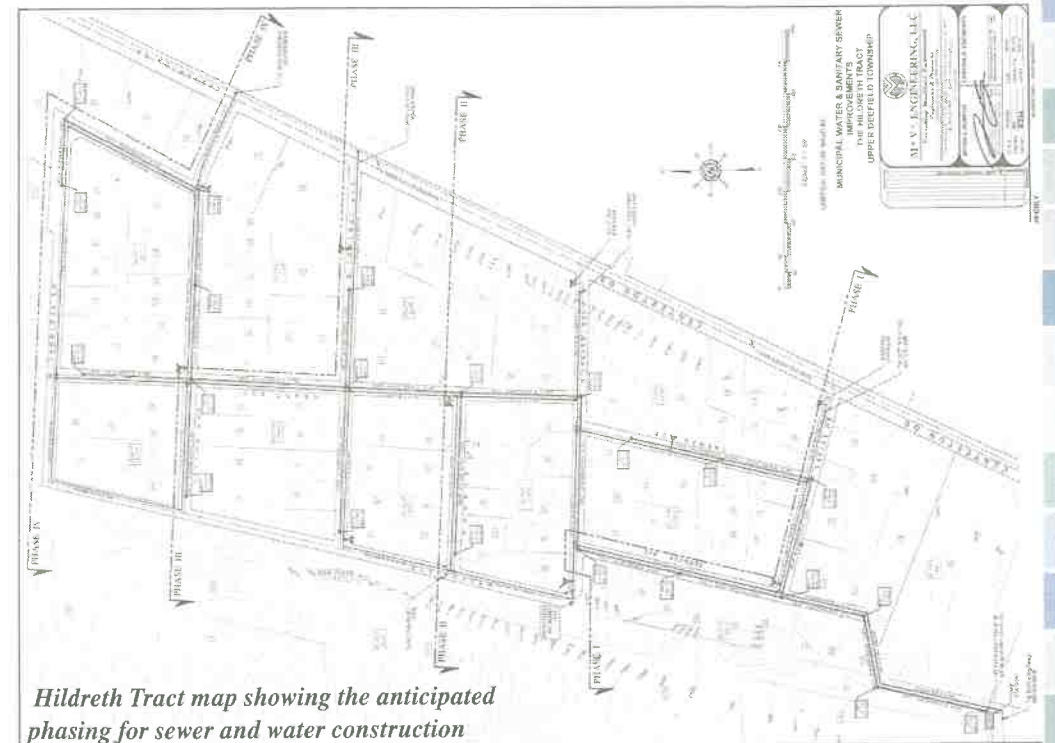
The Township received approval for a Phase 1 NJ DCA Small Cities Grant to begin the installation of water and sewer lines in the Hildreth Tract Development off Centerton Road in the amount of \$400,000. The Township received a grant for Phase 2 of the project in the amount of \$384,172.43.

The Township received bids for construction work on the water and sewer lines for Phase 1 and Phase 2. The grant program will fund 90% of the improvements with the Township supplying 10% as a matching part of the grant. The bids came in higher than anticipated and items of the project may be modified. Additional funding from DCA has been awarded in the amount of \$125,000. The contract was awarded in April and construction will begin in June.

The township has made application for Phase 3 funding in the maximum amount of a grant application for \$400,000. The Hildreth Tract project is anticipated to take at least four funding cycles to complete the project.

The Township will be making application this summer to the NJ DOT for a Transportation Trust grant to upgrade the storm water system and pave the streets in the Hildreth Tract Development for Phase 1 and 2.

The Hildreth Tract is an older subdivision located in the Township comprised of approximately 67 parcels located on ten developed streets with the original lots small by current standards. The dwellings are serviced by cesspools and private wells. Typical of the subdivisions of that era, stormwater runoff was an afterthought, installed simply to convey stormwater from a low spot in the roadway into low areas on private property.



Hildreth Tract map showing the anticipated phasing for sewer and water construction

Home Rehabilitation Grants Available Income-Qualified Homeowners

Upper Deerfield Township received \$175,000 in grant funding for 2025, to help income-qualified homeowners repair their homes. The Township has also submitted a grant request for \$200,000 to continue the program in 2026.

Upper Deerfield Township is accepting new applications from homeowners who would like to take advantage of the rehabilitation program.

The home rehabilitation program provides assistance up to \$40,000 to help with home repairs including windows, roofs, floors, heating systems, insulation, woodwork, plumbing and similar work

to remedy serious home deficiencies. Half of the assistance provided converts to a grant in six years. The other half is paid back (without interest) when the homeowner sells the home.

Assistance is limited to homeowners who qualify for the HUD household income limits for Cumberland County residents.

To discuss your home rehab needs or get an application, contact Small Cities Home Rehabilitation Grant Coordinator Amy Colaneri, at 451-3811 ext. 133. You will need to provide your most current tax return, home insurance policy and a deed to the property. Applicants will be qualified on a "first come, first served" basis.

Grant Money Used in Upper Deerfield Township Schools Expansion Plan

The Preschool expansion project is moving along well. The project was made possible through a joint effort of our Board of Education, Township Committee and The Cumberland County Improvement Authority. This project will allow us to educate our preschool children in 12 new classrooms. The school district is receiving a grant from the state in the amount of \$5,044,473 of the estimated \$9 million dollar construction cost.



Walking Trail Also Benefit Birds

Throughout the
mission planted
ers in three pol-
0 square feet.
been added,
community about
d life.

ce for local
ers to the ath-
gardens also
for local birds.



Overview of the Environmental Pollinator garden

Clean Communities Program Grant

The Township anticipates receiving state funding for
eir 2026 Clean Communities Program in late spring.
portion of the grant funds will enable the Township
donate funds for approved volunteer groups such
Scouts, church, school or civic groups and other
nilar organized groups. If the funding is granted, the
wnship will have "Clean Up" Days throughout the
ar which will allow the approved volunteer
oup to pick litter up on selected streets
thin Upper Deerfield. Vests, gloves and
sh bags will be provided to the groups
d cleanups are limited to one time per
oup per year and the club must be in
e Township. To inquire about receiving a
ation for your volunteer group, contact
y Colaneri at 856-451-3811 or acolaneri@
perdeerfield.com.



Private Curbside Collection Containers

The Township adopted an ordinance pertaining to the storage of curb-
e trash containers for residents who utilize a trash collection service for
removal of their household waste.
Private curbside collection trash containers may not be placed curb-
e earlier than 4 PM the day before trash collection. The empty contain-
must be removed by no later than 8 AM the day after collection. Trash
ntainers cannot be stored in the front yards when they are not placed
curbside for collection purposes. Violations are subject to fines in this
apter. Thank you for your assistance.

Steps To Reduce Storm Water Pollution

Developed areas to prevent flooding. Grass clippings contain phos-
phorus, the nutrient that turns lakes green with algae! Storm drains are
ot connected to the sanitary sewer systems and treatment plants, so
hatever enters the catch basins goes untreated and may eventually
nter creeks, streams, rivers and lakes!

Proper disposal of your yard debris is a simple way to help reduce
orm water pollution. Please sweep or blow the grass clippings back
n the lawn after mowing. Keep our neighborhoods clean and roads
afe for users.

ENVIRONMENTAL



UPPER DEERFIELD TOWNSHIP • 856-451-3811

Municipal Building: 1325 Highway 77, Seabrook, NJ 08302 • Fax: 856-451-1379

Hours of Operation: 8:30 am - 4:00 pm

www.UpperDeerfield.com



TAX OFFICE

Phone: 856-451-3148

Tax Collector:
Janeen Rossi

Tax Assessor:
Brian Rosenberger

2026 Tax Payments Due:

February 1
May 1
August 1
November 1

Window Hours: M-F 8:30 am to 4 pm

CONVENIENCE CENTER

Phone: 856-451-3811

OPEN: Tuesday, Friday & Saturday
March through October • 8 am to 5 pm
November through Feb. • 8 am to 4 pm

SENIOR CENTER

Phone: 856-451-5649
Fax: 856-451-5684

Director
Sherrie Dixon
Nurse

Senior Advisory Committee

Mary Ann Kenelia
Virginia Lamanteer
Anthony Lamanteer
Kyoka O'Hara
Darlene Mukoda

STREETS & RECREATION

Phone: 856-451-9405

Chad Ott

WATER & SEWER UTILITY

Phone: 856-451-3811

Keith Stoms

IN CASE OF FIRE OR AMBULANCE CALL 911

FIRE COMPANY 31

Deerfield Street
1538 Highway 77
Deerfield Street, NJ 08313

856-451-8425

Keith Stoms, Chief

FIRE COMPANY 33

Carlls Corner
69 Cornwell Drive
Bridgeton, NJ 08302

856-455-6566

John Schaffer, Chief

EMERGENCY MEDICAL SERVICE

10 Hoover Road
Seabrook, NJ 08302

856-455-2779

Chad Ott, Chief



Directory of Officials 2026

Pull Out And Save

REDEVELOPMENT ENTITY MEETINGS

All Meetings begin at 7:30 PM
in the Municipal Court Room

2026 MEETING DATES

January	15
February	19
March	19
April	16
May	21
June	18
July	16
August	20
September	17
October	15
November	19
December	17

Reorganization Meeting
January 21, 2027

RECREATION COMMISSION TRIBUTE BENCH

Honoring a loved one through
a donation of a park bench is a
thoughtful way to recognize and
pay tribute to family and friends.
The Upper Deerfield Township
Recreation Commission provides
the opportunity for members of
the community to donate these
within the Township's Recreational
area which includes: Cohansey
Soccer, Cumberland Upper
Deerfield Midget Football League,
North Cumberland Basketball,
North Cumberland Little League,
and the Walking Trail.

The cost for a bench is \$300 and
is tax-deductible. Your bench will
include a secured plaque with the
wording that you submitted on the
application.

Once you submit your order,
please allow for eight weeks for
delivery and installation.

Contact Amy Colaneri for more
information and application at
856-451-3811 or
acolaneri@upperdeerfield.com.

TOWNSHIP COMMITTEE

Meetings are held at 7:00 P.M.
in the Municipal Building,
1325 Highway 77, Seabrook, NJ

2026 MEETING DATES

January	5 & 15
February	5 & 19
March	5 & 19
April	2 & 16
May	7 & 21
June	4 & 18
July	16
August	6 & 20
September	3 & 17
October	1 & 15
November	5 & 19
December	3, 17 & 29

The year end meeting on
December 29, 2026 - 3:00 P.M.

Reorganization Meeting
January 7, 2027

Mayor, James P. Crilley

Deputy Mayor, Joseph Spoltore

Committeeman

Anthony Lamanteer
Thomas Speranza
William Whelan

Solicitor

Michael Testa, Esq.
Todd Heck, Esq.

Engineer

Brian Murphy, PE

Clerk/Administrator

Roy J. Spoltore

Treasurer, Amy Colaneri

CFO, Amy Colaneri





UPPER DEERFIELD TOWNSHIP • 856-451-3811

Municipal Building: 1325 Highway 77, Seabrook, NJ 08302 • Fax: 856-451-1379

Hours of Operation: 8:30 am - 4:00 pm info@upperdeerfield.com www.UpperDeerfield.com

Directory of Officials

2026

PLANNING BOARD

Meetings are held at 7:00 P.M.
at the Municipal Building,
1325 Highway 77, Seabrook, NJ

2026 MEETING DATES

January	12 & 26
February	9 & 23
March	9 & 16
April	13 & 20
May	11 & 18
June	8 & 15
July	13
August	10
September	14 & 21
October	5 & 19
November	9 & 16
December	14
Reorganization Meeting, Jan. 11, 2027	

Board Members

Chairperson - Russell Vanella

Vice-Chairperson - Jack Waselik

Members

Anthony Buono, James P. Crilley,
Laura Hayes, Ken Jackson,
Anthony Lamanteer, Jr., Wayne Sabota,
Joseph Spoltore

Alternates

William Taylor, Edward Geletka,
Ken Mecouch, T J Durham

Engineer

J. Michael Fralinger 856-451-2990

Planner - Randy Scheule

Solicitor

Matthew Ritter & Theodore H. Ritter

Secretary - Sherrie Dixon &

Roy Spoltore

sdixon@upperdeerfield.com

ECONOMIC DEVELOPMENT & INDUSTRIAL COMMISSION

Meetings are held at 6:00 P.M.

at the Municipal Building,
1325 Highway 77, Seabrook, NJ

2026 MEETING DATES

January	8
March	12
May	14
July	23
September	10
November	12
Reorganization Meeting, Jan. 14, 2027	

Commission Members

Chairperson

David M. Trout

Vice-Chairperson

Dr. John McGlynn

Treasurer

Chris Jespersen

Commission Members

Edward Overdevest
Bruce Riley, Joe Stanger
and Mark Webster

Secretary

Terry Stiles

Economic Development Consultant

Cumberland Development Corp
Tony Stanzone, Exec. Director
856-451-4200
tony@cdcny.com

Twp. Committee Representative

Upper Deerfield Development & Redevelopment Opportunities - Page 42 of 44

ENVIRONMENTAL COMMISSION

Meetings are held at 7:00 P.M.
at the Municipal Building,
1325 Highway 77, Seabrook, NJ

2026 MEETING DATES

January	7
February	4
March	4
April	1
May	6
June	3
July	1
August	5
September	2
October	7
November	4
December	2
Reorganization Meeting, Jan. 13, 2027	

Commission Members

Chairman

Joe Lacotte

Vice-Chairperson

Steve Smith

Members

Layne Ball, Sandy Morrissey,
Patricia Thorne, Jack Waselik,
and William Ziefle

Alternates

Alania Pillsbury and Zoe Taylor

Secretary

Karen Stratoti

kstratoti@upperdeerfield.com

Twp. Committee Representatives

Anthony Lamanteer and

VETERANS DAY CEREMONY

November 14, 2026 at 10 A.M.

HELP STOP LITTERING IN UPPER DEERFIELD

If you see someone littering
on our roads, contact the
Cumberland County Health Department
at **856-327-7602** to report the
following information:

- * Date and Time
- * License Plate Number
- * Vehicle Make and Color
- * Location



COMMUNITY DAY YEARS OF FAMILY FUN



Hoh Daiko Drummers



UPPER DEERFIELD TOWNSHIP • 856-451-3811

Municipal Building: 1325 Highway 77, Seabrook, NJ 08302 • Fax: 856-451-1379

Hours of Operation: 8:30 am - 4:00 pm info@upperdeerfield.com www.UpperDeerfield.com

Directory of Officials

2026

RECREATION COMMISSION

Meetings are held at 7:00 P.M.
at the Municipal Building,
1325 Highway 77, Seabrook, NJ

2026 MEETING DATES

January	12
February	2
March	2
April	6
May	4
June	1
September	14
October	5
November	2

Reorganization Meeting
January 11, 2027

Commission Members

Chairperson
William Ziefle

Vice Chair - Amy Colaneri

Theresa Branch
Robbie Ford
John Daddario
Carmen Pino
Earl Rennie

Alternates

Clarence Jones & Jim Fiorani

Secretary - Amy Colaneri

Twp. Committee Representative
William Whelan and Joseph Spoltore

HISTORICAL COMMISSION

Meetings are held at 7:00 P.M.
at the Municipal Building,
1325 Highway 77, Seabrook, NJ

2026 MEETING DATES

January	13
February	10
March	10
April	7 & 21
May	12
October	13
November	10

Reorganization Meeting
January 12, 2027

Commission Members

Chairperson
Deborah Glessner
Vice Chair - Ronald Moore
Herman Evans, Jr.
Linda Carman

Cindy Kakoda, **Secretary**
Laura Hayes
William Ziefle

Alternates

Marion Moore

Community Pride Committee

Herman Evans, Jr.
Belford Miller
Kathy King

2026 MUNICIPAL COURT SESSIONS

January	6	7	13	20	27
Feb.	3	4	10	17	24
March	3	4	10	17	24
April	1	14	21	28	29
May	5	6	12	19	26
June	2	3	9	16	23
July	1	7	14	21	28
Aug.	4	5	11	18	25
Sept.	1	2	8	15	22
Oct.	6	7	13	20	27
Nov.	3	4	10	17	24
Dec.		1	2	8	15

Sessions are held on Tuesdays and the
First Wednesday in the Court Room.
Sessions begin at 9:00 AM

Municipal Court Judge
Lauren VanEmbden

Court Administrator
Marion Higbee

Deputy Court Administrator
Stephanie Shelton

Municipal Prosecutor
Christopher Ross

Public Defender
Mark Kargman

Window Hours for Court
Mon - Fri 9 AM to 4 PM
Phone: 856-455-8722
Fax: 856-451-6489

*Note: Traffic tickets that do not require a court
appearance can be paid online. Check website.*

CONSTRUCTION CODE OFFICE

Construction Code Official
Teresa Warburton

Building Sub-Code Official
Paul Bauman

Electrical Sub-Code Official
James Anderson

Plumbing Sub-Code Official
John Lamanteer

Fire Sub-Code Official
Teresa Warburton

Elevator Sub-Code Official
State of New Jersey

**Construction Office
Manager**

Teresa Warburton
twarburton@upperdeerfield.com

Office Hours
Mon. - Fri 8:30 AM to 4:00 PM
Phone: 856-455-9591
Fax: 856-451-5006

ZONING & HOUSING 856-451-3811

Zoning Officer
Tony Lamanteer, Jr.
tlamanteer@upperdeerfield.com

Housing Officer
Tony Lamanteer, Jr.
tlamanteer@upperdeerfield.com
Phone: 856-451-3811



UPPER DEERFIELD TOWNSHIP • 856-451-3811

Municipal Building: 1325 Highway 77, Seabrook, NJ 08302 • Fax: 856-451-1379

Hours of Operation: 8:30 am - 4:00 pm info@upperdeerfield.com www.UpperDeerfield.com

Directory of Officials

2026

UPPER DEERFIELD SCHOOL DISTRICT K-8

Superintendent
Peter Koza Ed.D

**Assistant Superintendent
for Business**
Dr. Frank Badessa

Phone: 856-455-2267
Fax: 856-455-0419

Upper Deerfield School District
1369 Highway 77
Seabrook, NJ 08302

Board of Education Members

President
Joseph Lee

Vice President
Angelica Wildin

Members
Krystal Bennett
Paul Chinnici
Gina DeMasse
Kirsten Guidry
Sheetal Patel

The Board of Education meets on the fourth Tuesday of each month at 7:00 P.M. The public is invited to attend these meetings.

**Township Committee
Representative**
William Whelan

**Remembering Past
Community Day Fun**

CUMBERLAND REGIONAL SCHOOL DISTRICT

Superintendent
Carl Dolente

Business Administrator
Wayne Knight
Phone: 856-451-9400
Fax: 856-455-8514

Cumberland Regional
School District
PO Box 5115
90 Silver Lake Road
Seabrook, NJ 08302

Board of Education Members

President
Ronald Campbell, Sr., Shiloh

Vice President
Barbara Wilchensky, Up. Deerfield

Members
Lisa Trexler, Deerfield
Kimberly Hall, Fairfield
Janice Carter, Fairfield
Valerie Wojcik, Greenwich
Dennis Gaggini, Hopewell
Leigha Saulin, Stow Creek
Ken Jackson, Upper Deerfield

The Board of Education meets on the fourth Thursday of each month at 6:00 P.M. in the administration building on Love Lane. The public is invited to attend these meetings.

**Township Committee
Representative**
James P. Orley

NEW JERSEY GOVERNOR

Mikie Sherrill, Governor
The State House
P.O. Box 001
Trenton, New Jersey 08625
609-292-6000

U.S. SENATORS FROM NEW JERSEY

Cory A. Booker
One Port Center
Suite 505, Fifth Floor
Two Riverside Drive
Camden, New Jersey 08101
856-338-8922

Andy Kim
Barrington Commons
208 White Horse Pike, Suite 18
Barrington, New Jersey 08007
856-757-5353

U.S. CONGRESSMAN (2nd Congressional District)

Dr. Jeff Van Drew
5914 Main Street, Suite 103
Mays Landing, New Jersey 08330
609-625-5008

COUNTY BOARD OF COMMISSIONERS

856-453-2125

Director

Deputy Director

ELECTED COUNTY OFFICERS

County Clerk
Celeste M. Riley
856-453-4860

Sheriff
Mike Donato
856-451-4449

Surrogate
Rudolph Luisi
856-453-4800

THIRD LEGISLATIVE DISTRICT

State Senator
John Burzicheli

General Assembly
David Bailey Jr.
Heather Simmons

Offices:
711 N Main Street
Glassboro, New Jersey 08028
856-226-3530

**Community
Day of Fun**
APRIL 25, 10-4

