

ALLOWAY TOWNSHIP COMMITTEE
JUNE 15, 2026 at 6:00PM

The Regular Meeting of the Alloway Township Committee met in the Auditorium of the Municipal Building on June 15, 2026 at 6:00pm. Deputy Mayor Chuck Angelus presided. Deputy Mayor Angelus called the meeting to order and stated that the meeting was transmitted to the Township designated newspapers in accordance with Public Law 1975, Chapter 231.

Deputy Mayor Angelus led the Pledge of Allegiance.

Jim Whitt, True North, opened the meeting in prayer.

ROLL CALL Present: Deputy Mayor Angelus, Committeeman Leady
Absent: Mayor McKelvey

At 6:01 pm, on motion by Deputy Mayor Angelus, seconded by Committeeman Leady, the Regular meeting of the Township Committee was recessed and the 2026 Quarterly meeting of the Board of Health was opened.

Vote: All in favor – yes, Mayor McKelvey-absent

At 6:04 pm, on motion by Deputy Mayor Angelus, seconded by Committeeman Leady, the 2026 Quarterly meeting of the Board of Health was adjourned and the Regular meeting of the Township Committee was reopened.

Vote: All in favor – yes, Mayor McKelvey-absent

MINUTES

The following meeting minutes were reviewed by the Committee:

May 18, 2026 Special

May 18, 2026 Finance

May 21, 2026 Regular

Approved on motion by Committeeman Leady, seconded by Deputy Mayor Angelus.

Vote: All in favor – yes, Mayor McKelvey-absent

PAYMENT OF BILLS

On motion by Committeeman Leady, seconded by Deputy Mayor Angelus, the attached Bill List was approved by the Finance Committee on June 15, 2026 and was ordered paid.

Roll Call: Deputy Mayor Angelus - yes, Committeeman Leady - yes, Mayor McKelvey - absent
Motion carried.

PUBLIC SESSION

Deputy Mayor Angelus asked for a motion to open Public Session and anyone wishing to speak, state their name and where they reside, and briefly in three (3) minutes or less state your comments to the Township Committee.

On motion by Committeeman Leady, seconded by Deputy Mayor Angelus, Public Session was opened.

Vote: All in favor – yes, Mayor McKelvey-absent

Sharon Coleman, 129 Canhouse Road, addressed that the Planning Board is discussing a more weighted anti warehouse/data center ordinance, based on conversations with the Planning Board members, the Planning Board Engineer, and the Planning Board Solicitor, the Township's existing ordinance is sufficient to guard against warehouses/data centers and that the Township does not

have industrial zoning or state highways that would readily support such development. Ms. Coleman expressed her concerns about the organization SJ Preservation now called SJ Advocates, who claim they are advocates for agricultural and to keep SJ rural and to make farming/ ag business viable so farms are not sold to warehouses or data centers, in her opinion this group lacks agricultural experience and has promoted misinformation regarding agriculture and land use. This group has become politically active, has advocated for appointments to county boards consistent with its positions and has promoted a model warehouse/data center ordinance for adoption by municipalities.

Ms. Coleman stated this group has provided an AI generated warehouse/data center ordinance and distributed to all Salem County municipalities for adoption, including Alloway, as an Alloway Ag person, she has voiced her concerns with Alloway Planning Board members, and implored them in no way to use SJ Preservation/Advocates provided ordinance or support or endorse anything they “advocate” for in anyway. There was a similar activist group 20 years ago stating that the farming community successfully opposed land use proposals they believed would have negatively impacted agriculture. While advocacy groups have First Amendment rights, she believes those without farming experience should not influence agricultural policy or regulations affecting farmers’ livelihoods.

Ms. Coleman is opposed to strengthening the Townships warehouse ordinance beyond its current provisions, stating additional restrictions could negatively affect farmers and agricultural businesses seeking to construct facilities as cold storage warehouses or packing houses. A viable and solvent farming and ag business community has always been the first line of defense against warehouses, data centers, housing development, and solar farms. The financial pressures facing farmers and the many offers to sell farmland for development but we wish to continue to farm.

Ms. Coleman urged the Township officials to carefully consider the impact of any future ordinances on the viability of agriculture in Alloway Township, stating that farmers seek fair treatment and do not want local government actions to make farming more difficult. In conclusion Ms. Coleman encouraged continued support for the agricultural community and expressed concern about the influence of political activist groups on local government decision making. All farmers and trades people fought and won the American Revolution 250 years ago, unfortunately we are currently fighting a new revolution against self-serving political activist groups who wish to control all levels of government.

Brian Crossley, Planning Board member announced that the Planning Board has gone over the Townships zoning with the Planning Board Solicitor and Engineer and that the zoning in the Township does not allow for that type of industry.

Joe Quather, E Main St, announced that a handicap/pedestrian crossing with flashing lights is being installed on E Main St. Also, Mr. Quather stated there has been an influx of speeding motorcycles in town; he asks that the Committee reach out to the State Police and have them patrol on Saturday afternoons.

On motion by Committeeman Leady, seconded by Deputy Mayor Angelus Public Session was closed.

Vote: All in favor – yes, Mayor McKelvey-absent

ORDINANCES

Ordinance No. 580 Public Hearing & Final Reading

Ordinance No. 580 was called up for a Public Hearing, and second reading, an ordinance entitled:

An Ordinance Amending Chapter 99, Article III, Street Excavations and Openings of the Code of the Township of Alloway to revise §99-13 “Bond” and §99-14 “Permit Fees”

Publication of summary of Ordinance No. 580 as required has been made. On motion by Committeeman Leady, seconded by Deputy Mayor Angelus Ordinance No. 580, the Public Hearing on Ordinance No. 580 was opened and Clerk Dolbow read the ordinance by title on the second reading. Deputy Mayor Angelus announced that all interested parties would now be given an opportunity to be heard on this ordinance.

Vote: All in favor-yes, Mayor McKelvey-absent

There being no questions or comments from the public, on a motion by Committeeman Leady seconded by Deputy Mayor Angelus, the Public Hearing was closed.

Vote: All in favor – yes, Mayor McKelvey-absent

Committeeman Leady moved to adopt Ordinance No. 580 on a second and final reading, Deputy Mayor Angelus seconded the motion.

Roll Call: Deputy Mayor Angelus-yes, Committeeman Leady-yes, Mayor McKelvey-absent. Motion carried.

Ordinance No. 581 Public Hearing & Final Reading

Ordinance No. 581 was called up for a Public Hearing, and second reading, an ordinance entitled:

An ordinance amending the Alloway Township Land Development Ordinance To Revise And Clarify The Application Fees And Review Escrow Requirements For Planning Board Applications And To Revise The Definition Of Major Subdivision

Publication of summary of Ordinance No. 581 as required has been made. On motion by Committeeman Leady, seconded by Deputy Mayor Angelus Ordinance No. 581, the Public Hearing on Ordinance No. 581 was opened and Clerk Dolbow read the ordinance by title on the second reading. Deputy Mayor Angelus announced that all interested parties would now be given an opportunity to be heard on this ordinance.

Vote: All in favor-yes, Mayor McKelvey-absent

There being no questions or comments from the public, on a motion by Committeeman Leady seconded by Deputy Mayor Angelus, the Public Hearing was closed.

Vote: All in favor – yes, Mayor McKelvey-absent

Committeeman Leady moved to adopt Ordinance No. 581 on a second and final reading, Deputy Mayor Angelus seconded the motion.

Roll Call: Deputy Mayor Angelus-yes, Committeeman Leady-yes, Mayor McKelvey-absent. Motion carried.

RESOLUTIONS/CONSENT AGENDA

- Resolution 26-71 Requesting Approval of Items of Revenue and Appropriation (*Clean Communities Grant*)
- Resolution 26-72 Requesting Approval of Items of Revenue and Appropriation (*Stormwater Grant*)
- Resolution 26-73 Authorizing the Refund of Overpayment of Second Quarter 2026 Taxes for a Total Disabled Veteran Block 6, Lot 2.02 (Headley, Christopher Michael)
- Resolution 26-74 Authorizing the Refund of Overpayment of Second Quarter 2026 Taxes for a Total Disabled Veteran Block 64, Lot 21.03 (Seager, Dylan M.)
- Resolution 26-75 Renewing Alcoholic Beverage Club License to Alloway Township Vets Assoc.
- Resolution 26-76 Renewing Alcoholic Beverage Plenary Retail Consumption License to Dirty Jersey Tavern, LLC
- Resolution 26-77 Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for the Stockingtown Road Section II Resurfacing Project-00163
- Resolution 26-78 Authorizing and Approving Title 39 Traffic Laws Enforcement for the Annual Alloway Township Halloween Parade 2026

A motion was made by Committeeman Leady and seconded by Deputy Mayor Angelus to vote by Consent Agenda on Resolutions No. 26-71 through No.26-78.

Roll Call: Deputy Mayor Angelus - yes, Committeeman Leady - yes, Mayor McKelvey – absent
Motion carried.

A motion was made by Committeeman Leady and seconded by Deputy Mayor Angelus to adopt by Consent Agenda Resolutions No. 26-71 through No. 26-78.

Roll Call: Deputy Mayor Angelus - yes, Committeeman Leady - yes, Mayor McKelvey – absent
Motion carried.

MOTIONS

On a motion by Committeeman Leady, seconded by Deputy Mayor Angelus, Authorizing the Mayor to execute FY 26-27 Municipal Alliance Services Contract with Salem County Board of County Commissioners (Term: 07/01/2026-06/30/2027).

Vote: All in favor – yes, Mayor McKelvey-absent

TOWNSHIP COMMITTEE REPORTS

Deputy Mayor Angelus – Reported that the Planning Board memorialized the approval of an application related to mining work on Brickyard Road. There is uncertainty as to whether active mining operations are currently taking place as the application was for a renewal of the existing approval, there has been no activity at this site for approximately 15 years, also this renewal could lead to renewed activity on the property in the future.

Committeeman Leady – Public Works is focused on routine summer maintenance, including maintenance on the sewer system, changing wheels and pumps, and performing general maintenance tasks. The Public Works Department is also working on mowing back roadsides and has begun the annual Oil and Stone road maintenance program. This includes preparing roads, cleaning up road edges, and completing related maintenance activities.

MAYOR'S REPORT

ANNOUNCEMENTS

Deputy Mayor Angelus made the following announcements:

- > Municipal Offices will be closed Friday, June 19 and Friday, July 3, 2026
- > Mr. Brian Crossely a member of the SemiQuincentennial Committee announced they are holding a Patriotic Decorating Contest- 3 Categories Best Patriotic Decorated House, Best Patriotic Decorated Landscape and Most Creative Patriotic Decorated House. Prizes will be awarded for 1st, 2nd, and Honorable Mention for each category. Registration is due July 4, 2026, Judging will be on July 11 and the winners will be announced at the next Township Committee meeting on July 16, 2026
- > 250th Commemorative Ball Caps are available for purchase \$25.00each

ADJOURNMENT

There being no further business to come before the Committee, on motion by Committeeman Leady, seconded by Deputy Mayor Angelus, the meeting was adjourned at 6:28pm.
Vote: All in favor – yes, Mayor McKelvey-absent

Jena L Dolbow, RMC
Municipal Clerk