

Cape May Court House, NJ

July 2, 2012

REGULAR MEETING

FLAG SALUTE

THIS MEETING IS BEING RECORDED:

I hereby declare that notice has been given to the Herald Times, the Atlantic City Press and posted on the bulletin board of the Middle Township Municipal Building, stating the time and place of the following meeting, as required in P.L. 1975, Chapter 231 of the State of New Jersey. (Sunshine Law).

The Township Committee met on the above date at 6:00 PM at the Middle Township Municipal Building. Members present were Mayor Lockwood, Committeemember Donohue, Committeemember DeLanzo, Township Business Administrator Mark Mallett, Deputy Township Clerk Dawn Stimmel, Municipal Solicitor Marcus Karavan.

PRESENTATION BY TRIAD ASSOCIATES – Mike Zumpino and Jerry Valesquez

Jerry spoke about Triads expertise with COAH. He explained the process in the building and handling of Affordable Housing. He explained that a lot of people are looking for affordable housing. He explained that the residents are selected by a lottery system, the names are then turned over to the developer to choose from as possible tenants. The developer runs credit history, legal history, checks with prior landlords before renting to applicants. Income levels for units can go from \$45,000 to \$50,000 for high income, \$30,000 medium income and \$15,000 for low income. Seasonal jobs are factored in. Conifers policy for running their units is above standard due to the nature of the investors involved.

Committeewoman DeLanzo wanted to know if the Township could have any input on the policies of the developers for the units. Jerry stated this could create a liability down the road.

Committeeman Donohue wanted to know about the 3 county advertising area – can it be spent closer to home? Jerry explained that flyers would be put up locally, ads in the local newspaper, at the libraries, and human services in our area.

Mayor Lockwood wanted to know if there was concentration on an age group? Jerry advised no.

Committeewoman DeLanzo wanted to know if Triad has ever been involved in projects that were phased in? Jerry said yes, but they were much larger projects than this.

Committeeman Donohue wanted to know if they had factual information on how the pilot issues played out. Jerry said it was simple math, they can be looked at and negotiated. He said 6.28% if the net and it discounts utility bills. Utilities are done different ways. He said in the gross receipts it does not matter where the money comes from.

Committeewoman DeLanzo wanted know what the average stay of a tenant was. Jerry said it varies, some may never leave, some stay, save their money and then go on to buy. If you move in, and at the time you moved in you were a secretary, you go to school and become a lawyer, even though you are making more money than when you moved in, you can still stay, as long as you pay your rent.

Karl Karmelowicz said that if a person income increases, it is not fair that you can stay in affordable housing if you get a higher paying job.

Agnes Keenan want to know on a lease, does a tenant need a security deposit. Jerry said yes, they get 1 months rent for the security deposit.

Sam Kelly said he was not clear on the income requirements. Jerry said income qualifications are based on size of family and would have to be substantiated by pay stubs. It is based on a percentage of income.

Betty McGurk questioned the average income Jerry had mentioned as being between \$45,000-\$50,000.. Jerry said that had just been an example.

Elizabeth Terenik said she has a chart based on the number of people in a family that anyone could look at if they liked.

Betty McGurk wanted to know what the states justification in asking homeowners to subsidize people who might make a lot of money. Jerry said there is a math equation, that 95% of pilot goes to Township.

Betty said the taxpayers are concerned that people can go into a unit and will never spend over 30% of their income, seems like a discrimination on homeowners.

Mayor Lockwood said we are trying to work on some of those scopes.

Barbara Cresse wanted to know what the qualifications are to be eligible for a unit. She said the residents agree with affordable housing, but they don't want to subsidize them as taxpayers. She also commented that the number of kids could be a tax burden on the schools and residents. Jerry said that was presumptive and may not be true. You have to look at the big picture and that is we are getting double credits.

Elija Scull wanted to know if Jerry agreed with the policy that if their income increased, they could stay in the unit. Jerry said yes, because they save their money and then they buy.

Mike McGurk said we had been told that 7% would be the pilot amount collected for Middle Township.

Joe Ricci wanted to know what happens if someone qualifies for a 1 bedroom unit, and the wife gets pregnant. He also questioned if anything has been put aside for vets. Jerry said if 2 people living in a 1 bedroom unit and have children, they would have to move into a larger unit in accordance to the Township laws.

Ray Batts wanted to know where the school would get extra financing for the extra kids that would be in the school system. Jerry said that would be between the Township and the school system.

Betty McGurk said some landlords are having a hard time making ends meet especially if you have a tenant that does a lot of damage and you have to repair that damage.

Bo Wiseman wanted to know who was responsible for the upkeep of the property. Jerry said the owner of the property.

Karl Karmelowicz wanted to know if they could get rid of a tenant if someone moves into a unit that is not on the lease. Also questioned if there was 24/7 onsite management. Jerry said that yes, they can evict them and yes there is 24/7 onsite management.

1. QUESTION/ANSWER PERIOD ON AGENDA (This question and answer session shall relate only to items as outlined and pending on current agenda. Issues and concerns not related to agenda item shall be withheld to public comment portion at the conclusion of meeting.

Betty McGurk: Question on the Fair Share Spending Plan--wanted to know if they were amending, would there be an objection period. Said only reason it was put on hold was because of the litigation and she would like a copy of that litigation. Mayor Lockwood said we are still working on the plan.

Eileen Fausey questioned Item #31 on the agenda, when that goes through does that mean it is on fast track to happening, is it cast in stone? Mike Jedziniak advised COAH requires us to say how much collected and our plans, it does not fast tract us, it is not cast in stone, it only allows COAH to review.

2. REPORTS: The following departments have submitted their reports for the months indicated:
Construction Office for May.

3. RESOLUTION NO. 287-12 - APPROVING PAYMENT FOR BILLS – BILL LIST A (GENERAL BILLS) - On motion by Committeeman Donohue seconded by Committeewoman DeLanzo and passed on roll call, the following resolution was adopted.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Middle, the governing body thereof, that payment for the following bills in the amounts indicated are hereby approved:

*Current Acct.
\$2,491,248.14*

5. RESOLUTION NO. 288-12 – APPROVING MINUTES FROM PREVIOUS MEETINGS – On motion by Committeewoman DeLanzo seconded by Committeeman Donohue and passed on roll call, the following resolution was adopted.

6. RESOLUTION NO. 289-12 - APPOINTMENTS – NEW HIRES - On motion by Committeeman Donohue seconded by Committeewoman DeLanzo and passed on roll call, the following resolution was adopted. *NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Middle, County of Cape May, State of New Jersey, that the following employee is hereby appointed to the following position at the salary opposite their name:*

<i>NAME</i>	<i>DEPARTMENT</i>	<i>TITLE</i>	<i>SALARY</i>	<i>EFF. DATE</i>
<i>James Trexler</i>	<i>Construction</i>	<i>Electrical Sub-Code Official – P/T</i>	<i>\$26,000.00</i>	<i>07/01/2012</i>

7. RESOLUTION NO. 290-12 - ACKNOWLEDGEMENT OF RESIGNATION - On motion by Committeewoman DeLanzo seconded by Mayor Lockwood and passed on roll call, the following resolution was adopted. *BE IT RESOLVED, by the Township Committee, the Governing Body of the Township of Middle, County of Cape May and State of New Jersey, that the following resignation listed below, is acknowledged.*

<i>EMPLOYEE</i>	<i>POSITION</i>	<i>EFFECTIVE</i>
<i>Matthew Lindholm</i>	<i>Recreation Attendant PT</i>	<i>6/21/2012</i>
<i>Paul Schulte</i>	<i>Recreation Attendant PT</i>	<i>6/21/2012</i>
<i>Howard Gilpin</i>	<i>Recreation Attendant PT</i>	<i>6/21/2012</i>

8. RESOLUTION NO. 291-12 - AUTHORIZING CREATION OF LIEN ON PROPERTY - MAINTENANCE - On motion by Mayor Lockwood seconded by Committeewoman DeLanzo and passed on roll call, the following resolution was adopted.

WHEREAS, N.J.S.A. 40:48-2.13 authorizes the governing body of every municipality the power to make, enforce, amend and repeal ordinances requiring the owner or tenant of a dwelling or of lands lying within the municipality to provide for the removal or destruction of brush, weeds, debris, etc. constituting fire hazard or injurious to public health or safety and to provide for the imposition of penalties for the violation of any such ordinance, and

WHEREAS, N.J.S.A.40:48-2.14 authorizes the municipality the right to place a lien against such dwelling or lands to provide for the cost of removing brush, weeds debris, etc., and

WHEREAS, the Township of Middle has adopted Ordinance No. 316-76 known as Article I of Chapter 193 of the Code of the Township of Middle “Property Maintenance”, and

WHEREAS, the Township of Middle has noticed the following property owners as indicated below and furthermore these violations had not been remedied.

WHEREAS, in absence of compliance by said owners, the Township of Middle commenced and completed abatement of these violations, and

WHEREAS, the Code Enforcement Officer of the Township of Middle has certified the following cost as listed.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Middle, the governing body thereof, that it hereby impose a lien on the properties listed below as indicated.

FURTHER RESOLVED, that a copy of this lien shall be filed in the Office of the Tax Collector of the Township of Middle.

<i>OWNER</i>	<i>PROP. LOCATION</i>	<i>BLOCK / LOT</i>	<i>AMOUNT</i>
<i>Carol L. Irving-Sharp</i>	<i>12 Corson, R.G.</i>	<i>1442/7</i>	<i>\$104.27</i>

9. RESOLUTION NO. 292-12 - PARTIAL RELEASE OF PERFORMANCE BOND – RIGGINS, INC./MAIN & PACIFIC PETROLEUM, INC. - On motion by Committeeman Donohue seconded by Mayor Lockwood and passed on roll call, the following resolution was adopted.

WHEREAS, \$164,458.86 is being held as a performance guarantee of Riggins, Inc./Main & Pacific Petroleum, Inc. for Block 326 Lot 26, and

WHEREAS, the Township Engineer for the Township of Middle has conducted his inspection and certified that certain improvements have been completed, and

WHEREAS, the Land Use Administrator for the Township of Middle has recommended that the performance bond be reduced by \$110,612.46: and

WHEREAS, the Land Use Law of the State of New Jersey (NJS 40:55D-1 et seq) requires such a release upon recommendation by the Township Engineer.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Middle, the governing body thereof, that the bond in the amount of \$164,458.86 be reduced to \$53,846.40.

10. RESOLUTION NO. 293-12 - ACKNOWLEDGING FIREWORKS DISPLAY AT SAND BARRENS GOLF CLUB On motion by Committeewoman DeLanzo seconded by Committeeman Donohue and passed on roll call, the following resolution was adopted. *****Mayor Lockwood ABSTAINED*****

WHEREAS, the Sand barrens Golf Club has requested permission to conduct an outdoor fireworks display as part of a 90th birthday celebration on August 4, 2012, and

WHEREAS, as part of the approval Sand Barrens Golf Club must comply with all conditions as set forth in Chapter 142-8 Subsections C, D, and E of the code of the Township of Middle as well as apply for and

receive the appropriate permits in connections with the regulations of the Bureau of Fire Prevention, Fire District No 1, and

NOW THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Middle, County of Cape May, State of New Jersey does hereby acknowledge a fireworks display at Sand Barrens Golf Club on August 4, 2012.

11. RESOLUTION NO. 294-12 - AUTHORIZATION FOR TOWNSHIP TO APPLY FOR A GRANT FROM THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR HOUSING REHABILITATION PROGRAM -

On motion by Committeewoman DeLanzo seconded by Committeeman Donohue and passed on roll call, the following resolution was adopted

Whereas, the Township of Middle desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$200,000 to carry out a housing rehabilitation program to assist low and moderate income homeowners; so

Be it therefore RESOLVED,

1) that the Township of Middle does hereby authorize the application for such a grant, and,

2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Township of Middle and the New Jersey Department of Community Affairs.

Be it further RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement to sign the agreement, and any other documents necessary in connection therewith:

12. RESOLUTION NO. 295-12 - APPROVING HOUSING REHABILITATION GRANT MANAGEMENT PLAN -

On motion by Mayor Lockwood seconded by Committeeman Donohue and passed on roll call, the following resolution was adopted

WHEREAS, the Township of Middle will apply for a Housing Rehabilitation project to be implemented in 2013 within the Township;

WHEREAS, the NJ Department of Community Affairs requires Middle Township to prepare a Grant Management Plan to define project staffing and project activities;

WHEREAS, the NJ Department of Community Affairs requires Middle Township to officially adopt its Grant Management Plan;

WHEREAS, the Township has prepared a Grant Management Plan for its Fiscal Year 2013 Housing Rehabilitation program;

NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Middle adopts the Grant Management Plan prepared by Blauer Associates for the Fiscal Year 2013 Housing Rehabilitation program.

13. RESOLUTION NO. 296-12 - AUTHORIZING TOWNSHIP TO APPLY FOR A GRANT FROM THE NEW

JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR PUBLIC FACILITIES PROJECT - On motion by Mayor Lockwood seconded by Committeewoman DeLanzo and passed on roll call, the following resolution was adopted.

Whereas, the Township of Middle desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$400,000 to carry out a Public Facilities project to remove architectural barriers which restrict accessibility of the elderly and handicapped at the Township Municipal Complex and the Davies Recreation Complex.

Be it therefore RESOLVED,

1) that the Township of Middle does hereby authorize the application for such a grant, and,

2) recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Township of Middle and the New Jersey Department of Community Affairs.

Be it further RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement to sign the agreement, and any other documents necessary in connection therewith:

14. RESOLUTION NO. 297-12 – APPROVING PUBLIC FACILITIES GRANT MANAGEMENT PLAN - On motion by Committeeman Donohue seconded by Committeewoman DeLanzo and passed on roll call, the following resolution was adopted.

WHEREAS, the Township of Middle will apply for \$400,000 in Fiscal Year CDBG fund for a Public Facilities project to be implemented in 2013 to remove architectural barriers which restrict accessibility of the elderly and handicapped at the Township Municipal Complex and Davies Recreation Complex;
WHEREAS, the NJ Department of Community Affairs requires Middle Township to prepare a Grant Management Plan to define project staffing and project activities;
WHEREAS, the NJ Department of Community Affairs requires Middle Township to officially adopt its Grant Management Plan;
WHEREAS, the Township has prepared a Grant Management Plan for its Fiscal Year 2013 Public Facilities project;
NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Middle adopts the Grant Management Plan prepared by Blauer Associates for the Fiscal Year 2013 Public Facilities project.

15. RESOLUTION NO. 298-12 - ADOPTING HOUSING REHABILITATION POLICIES AND PROCEDURES MANUAL - On motion by Mayor Lockwood seconded by Committeewoman DeLanzo and passed on roll call, the following resolution *WHEREAS, the Township of Middle will apply for \$200,000 for a Housing Rehabilitation project to be implemented in 2013 within the Township;*
WHEREAS, the Housing Rehabilitation project will be governed by a Policies and Procedures Manual;
WHEREAS, the NJ Department of Community Affairs requires Middle Township to officially adopt its Policies and Procedures Manual;
WHEREAS, the Township has prepared a Policies and Procedures Manual for its Fiscal Year 2013 Housing Rehabilitation program;
NOW, THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Middle adopts the Policies and Procedures Manual for the Fiscal Year 2013 Housing Rehabilitation program. was adopted.

16. RESOLUTION NO. 299-12 – AUTHORIZE ADOPTION OF STATE MODEL CITIZEN PARTICIPATION PLAN FOR DCA SMALL CITIES PROGRAM - On motion by Committeeman Donohue seconded by Mayor Lockwood and passed on roll call, the following resolution was adopted.
Whereas, the Township of Middle is an applicant for Department of Community Affairs Fiscal Year 2013 funds for (1) up to \$400,000 from the NJ DCA Small Cities Program to remove architectural barriers which restrict accessibility of the elderly and handicapped at the Township Municipal Complex and Davies Recreation Complex and (2) up to \$200,000 from the NJ DCA Small Cities Program to rehabilitate owner occupied homes throughout Middle Township; and
Whereas the Township will enter into grant agreement(s) for said grant(s) if approved; and

Whereas, that grant agreement(s) will require the Township of Middle to comply with all federal regulations with respect to citizen participation; and
Whereas, the Township of Middle has reviewed the State Model Citizen Participation Plan prepared for Small Cities CDBG grantees;
Now, Therefore Be It Resolved that the Mayor and the Township Committee of the Township of Middle, County of Cape May and State of New Jersey, that;
The State Model Citizen Participation Plan developed by the New Jersey Department of Community Affairs, Small Cities CDBG is adopted by the Township of Middle; and
The Township of Middle will follow all regulations set forth in that document throughout the term of the grant agreement cited above.

17. RESOLUTION NO. 300-12 - IDENTIFYING SMALL CITIES FAIR HOUSING AND EQUAL OPPORTUNITY OFFICER - On motion by Committeeman Donohue seconded by Mayor Lockwood and passed on roll call, the following resolution was adopted.
Whereas, the Township of Middle is applying for a Fiscal Year 2013 Small Cities Community Development Block Grant application(s) for (1) up to \$400,000 from the NJ DCA Small Cities Program to remove architectural barriers which restrict accessibility of the elderly and handicapped at the Township Municipal Complex/Davies Recreation Complex and (2) up to \$200,000 from the NJ DCA Small Cities Program to rehabilitate owner occupied homes throughout Middle Township; and
Whereas, the Township of Middle must make efforts to affirmatively further fair housing; and
Whereas, the Township of Middle has reviewed various actions that would be acceptable to the New Jersey State Department of Community Affairs and the U.S. Department of Housing and Urban Development; and
Whereas, the Township of Middle has made assurances in the grant agreement that;
1. *It will comply with the Housing and Community Development Act of 1974, as amended, and regulations issues thereto; and*
2. *It will comply with the Civil Rights Act of 1964, and the regulations issued thereto it; and*
3. *It will comply with the Fair Housing Act of 1968 and will affirmatively further fair housing; and*

4. *It will comply with the Age Discrimination Act of 1975 and with the Rehabilitation Act of 1973.*

Now, Therefore, Be It Resolved that the Township Treasurer shall be designated as the Small Cities Program Fair Housing Officer for the Township of Middle; and

Be It Further Resolved that the Fair Housing Officer shall contact the USHUD Regional Office of Housing and Equal Opportunity and the NJ Division on Civil Rights, inform those agencies of his/her appointment as Fair Housing Officer and request Fair Housing Information; and

Be It Further Resolved, that the Fair Housing Officer shall provide fair housing and equal opportunity advisory services and assistance and referral advice to persons requesting such assistance from the Township of Middle; and

Be It Further Resolved, that the Township of Middle will publish in the local newspaper of record and post at the Township Municipal Building a public notice announcing the appointment of the Fair Housing Officer and the availability of local fair housing advisory services.

18. RESOLUTION NO. 301-12 - SUPPORT FROM LOCAL GOVERNING BODY AUTHORIZING THE SUSTAINABLE JERSEY® GRANT FUNDED BY PSEG - On motion by Committeeman Donohue seconded by Mayor Lockwood and passed on roll call, the following resolution was adopted.

WHEREAS, a sustainable community seeks to optimize quality of life for its residents by ensuring that its environmental, economic and social objectives are balanced and mutually supportive; and

WHEREAS, Middle Township strives to save tax dollars, assure clean land, air and water, improve working and living environments; and

WHEREAS, Middle Township is participating in the Sustainable Jersey Program; and

WHEREAS, one of the purposes of the Sustainable Jersey Program is to provide resources to municipalities to make progress on sustainability issues, and they have created a grant program called the Sustainable Jersey Small Grants funded by PSEG;

THEREFORE, the Township Committee of Middle Township has determined that Middle Township should apply for the aforementioned Grant.

THEREFORE, BE IT RESOLVED, that Township of Middle of the State of New Jersey, authorize the submission of the aforementioned Sustainable Jersey Grant funded by PSEG.

19. RESOLUTION NO. 302-12 - RENEWAL OF GRAVEL PIT PERMITS – 2012 - On motion by Mayor Lockwood seconded by Committeeman Donohue and passed on roll call, the following resolution was adopted.

WHEREAS, the several gravel pit permit renewal applications listed below have been found to be in proper form, and the fee paid in each case, and

WHEREAS, the Township Committee finds and concludes that the excavation and soil removal work originally authorized has been in continuous operation during the period of the permit and has been performed in accordance with the conditions under which the original permit was granted, and

WHEREAS, the Township Engineer undertook an inspection of the subject premises and has stated in his letter, "recertification is currently recommended" for the following licensees, and

NOW THEREFORE BE IT RESOLVED, that each of the following permits be and are hereby renewed for the calendar year 2012 and this permit is subject to the rules and regulations as set forth in the code of the Township of Middle known as Chapter 132:

NO.	NAME OF LICENSE	BLOCK/LOT	ACREAGE	FEE
8	Gerald Barrett Inc.	472/93	79.94	\$600.00
9	Gerald Barrett Inc.	472/32	7.54	\$400.00

WHEREAS, the above properties had been sold and settlement held late in the afternoon of July 2, 2012, the above Resolution was AMENDED at the meeting to read as follows:

NO.	NAME OF LICENSE	BLOCK/LOT	ACREAGE	FEE
8	Court House Sand & Gravel LLC	472/93	79.94	\$600.00
9	Indian Trail Sand & Gravel LLC	472/32	7.54	\$400.00

FURTHER RESOLVED, that the above licenses be issued upon any and all conditions set forth by the Township Engineer in the letters attached to each license and as outlined in the code of the Township of Middle.

20. RESOLUTION NO. 303-12 - APPROVING REVISED SEWER SERVICE AREA MAP AS PART OF THE WASTE WATER QUALITY MANAGEMENT PLAN – CAPE MAY COUNTY-REPLACING RESOLUTION 285-12 - TABLED ON JUNE 18, 2012 - On motion by Committeeman Donohue seconded by Mayor Lockwood and passed on roll call, the following resolution was adopted.

WHEREAS, Cape May County is currently preparing a Waste Water Management plan in accordance with NJDEP rules; and

WHEREAS, the Township Committee and Vince Orlando of Engineering Design Associates have reviewed and approved of the attached revised sewer service area map; so

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee hereby approves the attached revised sewer service map as attached hereto.

21. RESOLUTION NO. 304-12 - AGREEMENT TO COMMIT MOUNT LAUREL TRUST FUNDS PURSUANT TO P.L. 2008. c46 BY AND BETWEEN MIDDLE TOWNSHIP AND CAPE MAY HABITAT FOR HUMANITY - On motion by Committeeman Donohue seconded by Mayor Lockwood and passed on roll call, the following resolution was adopted.

WHEREAS, according to the Department of Community Affairs, approximately \$174 million rests in local trust funds that must be committed by July 17, 2012 or risk forfeiture to the State; and

WHEREAS, the risk of trust fund forfeiture is a result of P.L. 2008. c46, or "the Roberts Bill," signed by Governor Corzine on July 17, 2008, and

WHEREAS, the Roberts Bill established a four-year window for fees to be "committed for expenditure;" and

WHEREAS, the Township has calculated that it has \$1,273,285 in collected development fees that must be "committed for expenditure" prior to July 17, 2012; and

WHEREAS, given the importance of the "committed for expenditure" standard, the Roberts Bill directed the Council on Affordable Housing (COAH) to promulgate regulations to define this standard shortly after the legislation was enacted; and

WHEREAS, however, COAH has not defined the standard with adopted or even proposed standards; and

WHEREAS, in the absence of such defined standards, the Township of Middle has decided that the most prudent course is for the Township to enter into fully-executed agreements with affordable housing developers to satisfy the "commit for expenditure" standard; and

WHEREAS, the Township has also endorsed a proposed Spending Plan and has filed same with COAH for its review and approval; and

WHEREAS, to protect its affordable housing trust funds, the Township has met with various affordable housing developers and has carefully considered which proposals are in the best interests of the Township from a sound land use planning perspective, and are also in the best interests of the region's low and moderate income households; and

WHEREAS, Habitat is a non-profit developer of affordable housing that is ready, willing, and able to provide affordable housing in the Township; and

WHEREAS, Habitat has represented to the Township that, in order to provide eleven (11) affordable units within the Township, it will require a financial subsidy of \$113,200; and

WHEREAS, Habitat's proposed project is included in the Township's existing adopted and endorsed Housing Element and Fair Share Plan; and

WHEREAS, the Township has determined that, as part of its overall Mount Laurel planning efforts and to avoid having any trust fund monies forfeited to the State Affordable Housing Trust Fund pursuant to the Roberts Bill, the Township will provide Habitat with a financial subsidy of \$113,200 from its affordable housing trust fund, which will thereby create the requisite "realistic opportunity" for the actual construction of affordable housing; and

NOW, THEREFORE, in consideration of the promises, the mutual obligations contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the parties, the parties hereto agree.

22. RESOLUTION NO. 305-12 - AGREEMENT TO COMMIT MOUNT LAUREL TRUST FUNDS PURSUANT TO P.L. 2008. c46 BY AND BETWEEN MIDDLE TOWNSHIP AND THE ARC OF CAPE MAY COUNTY - On motion by Committeewoman DeLanzo seconded by Committeeman Donohue and passed on roll call, the following resolution was adopted.

WHEREAS, according to the Department of Community Affairs, approximately \$174 million rests in local trust funds that must be committed by July 17, 2012 or risk forfeiture to the State; and

WHEREAS, the risk of trust fund forfeiture is a result of P.L. 2008. c46, or "the Roberts Bill," signed by Governor Corzine on July 17, 2008, and

WHEREAS, the Roberts Bill established a four-year window for fees to be "committed for expenditure;" and

WHEREAS, the Township has calculated that it has \$1,273,285 in collected development fees that must be "committed for expenditure" prior to July 17, 2012; and

WHEREAS, given the importance of the "committed for expenditure" standard, the Roberts Bill directed the Council on Affordable Housing (COAH) to promulgate regulations to define this standard shortly after the legislation was enacted; and

WHEREAS, however, COAH has not defined the standard with adopted or even proposed standards; and

WHEREAS, in the absence of such defined standards, the Township of Middle has decided that the most prudent course is for the Township to enter into fully-executed agreements with affordable housing developers to satisfy the "commit for expenditure" standard; and

WHEREAS, the Township has also endorsed a proposed Spending Plan and has filed same with COAH for its review and approval; and

WHEREAS, to protect its affordable housing trust funds, the Township has met with various affordable housing developers and has carefully considered which proposals are in the best interests of the Township from a sound land use planning perspective, and are also in the best interests of the region's low and moderate income households; and

WHEREAS, ARC is a non-profit developer of affordable housing that is ready, willing, and able to provide affordable housing in the Township; and

WHEREAS, ARC has represented to the Township that, in order to provide four (4) affordable units within the Township, it will require a financial subsidy of \$46,100; and

WHEREAS, ARC's proposed project is included in the Township's existing adopted and endorsed Housing Element and Fair Share Plan; and

WHEREAS, the Township has determined that, as part of its overall Mount Laurel planning efforts and to avoid having any trust fund monies forfeited to the State Affordable Housing Trust Fund pursuant to the Roberts Bill, the Township will provide ARC with a financial subsidy of \$46,100 from its affordable housing trust fund, which will thereby create the requisite "realistic opportunity" for the actual construction of affordable housing; and

NOW, THEREFORE, in consideration of the promises, the mutual obligations contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the parties, the parties hereto agree.

23. RESOLUTION NO. 306-12 - AWARD CONTRACT AND RATIFY AGREEMENT THROUGH NON-FAIR AND OPEN PROCESS – CORE POWER AND ENVIRONMENT – RENEWAL OF MAINTENANCE SERVICES – UPS UNIT - On motion by Committeeman Donohue seconded by Committeewoman DeLanzo and passed on roll call, the following resolution was adopted.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Middle, the governing body thereof, that the Agreement between Core Power and Environment and the Township of Middle for the renewal of a maintenance contract for the UPS Unit, be and is hereby ratified and the contract is hereby awarded through the Non-Fair and Open Process as described in Pay-To-Play Statutes.

FURTHER RESOLVED, that this contract shall be for a one year period.

FURTHER RESOLVED, that the appropriate officials are hereby authorized and directed to sign said agreement.

Core Power & Environment ----- Maintenance Renewal (UPS Unit) ---- \$3,655.00 / year

24. ***TABLED***RESOLUTION NO. 307-12 - AUTHORIZING PURCHASE UNDER STATE CONTRACT FOR COPY MACHINE - On motion by seconded by and passed on roll call, the following resolution was adopted.

WHEREAS, there is a need to lease various copy machines for the Township of Middle, in the County of Cape May, State of New Jersey; and

WHEREAS, machines will be leased for the following departments:

1. *Administration Office*

WHEREAS, these can be purchased through State Contract T-2075 (A51464), and

WHEREAS, public bids are not required when the purchase is under State Contract in accordance with 40A:11-12 of the Local Public Contracts Law.

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of Middle, the governing body thereof, that the Chief Finance Officer is hereby authorized and directed to approve and forward a Purchase Order to:

Keystone Digital Imaging

PO Box 1610

Media, PA 19063

For the lease/purchase of copier machine(s) for 36 months at \$360.00 per month.

25. ORDINANCE NO. 1408-12 RE-INTRODUCTION - OF ORDINANCE AMENDING ORDINANCE 1403-12 ESTABLISHING THE COMPENSATION OF THE OFFICERS AND EMPLOYEES OF THE TOWNSHIP OF MIDDLE - On motion by Committeeman Donohue seconded by Committeewoman DeLanzo and passed on roll call, Ordinance No 1408-12 passed first reading. Second reading, public hearing and consideration for adoption will be held on 08/06/12 at 6:00 p.m. Complete Ordinance is on file in the Clerk's Office
***Alternate Deputy Registrar and Deputy Registrar

BE IT ORDAINED by the Township Committee, the Governing Body of the Township of Middle, County of Cape May, State of New Jersey as follows:

SECTION 1. The positions listed in the attached schedule are hereby created.

SECTION 2. The salary ranges specified in the attached schedule are hereby adopted for each and every position listed therein. In those cases where only one rate or figure appears in said schedule, said rate or figure shall be the maximum rate of figure applicable to said position. In those cases where a maximum

and minimum salary are hereby established for a position, the exact salary to be paid to the holder of said position shall be as determined from time to time by resolution of the Township Committee.

SECTION 3. The duties to be performed by each person holding any position listed in said schedule shall be those duties as outlined in Job Description of New Jersey Civil Service Department.

SECTION 4. In addition to the salaries set forth in said schedule, those employees who have held full time positions for a minimum of five years, as hereinafter defined, shall be entitled to additional compensation as set forth in this section, based upon current salary. The additional compensation to which the employee is entitled on January 1 of any year shall be the additional compensation for the entire year. In determining years of service on January 1 of any year, for the purpose of this Ordinance only, no credit shall be given for less than six full months of service in any year, and credit for a full year shall be given for any year in which the employee served for six full months or more.

Years of Service Additional Compensation
(Percent of Annual Salary)

5 years or more	2%
10 years or more	4%
15 years or more	6%
20 years or more	8%
25 years or more	10%

SECTION 4 shall only apply to Township Employees hired before December 31, 1994.

SECTION 5. All other ordinances in conflict or inconsistent with this Ordinance are hereby repealed, to the extent of such conflict or inconsistency.

SECTION 6. This Ordinance shall become effective, retroactive to January 1, 2012 immediately upon final passage and publication according to law.

26. ORDINANCE NO. 1410-12 - AN ORDINANCE AMENDING CHAPTER 112.2 (8) OF THE CODE OF THE TOWNSHIP OF MIDDLE – BULKHEADS - Following second reading, hearing, and consideration for adoption, Ordinance 1410-12 was adopted on motion by Committeeman Donohue seconded by Mayor Lockwood and passed on roll call. Complete Ordinance is on file in the Clerk's Office.

NO COMMENTS ON PUBLIC HEARING

BE IT ORDAINED by the Township Committee, the Governing Body of the Township of Middle, County of Cape May, State of New Jersey as follows:

SECTION 1. Chapter 112-2 (A) Departmental Fees is hereby amended to remove item (8) in its entirety: (8) Fee for installation, construction and repair of bulkheads shall be \$5 for each linear foot or fraction thereof. The minimum fee shall be \$50.00

SECTION 2. All other ordinances in conflict or inconsistent with this Ordinance are hereby repealed, to the extent of such conflict or inconsistency.

SECTION 3. This Ordinance shall become effective immediately upon final passage and publication according to law.

27. ***TABLED***ORDINANCE 1413-12 - AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF MIDDLE, CHAPTER 250 THEREOF ENTITLED "ZONING" - On motion by seconded by and passed on roll call, Ordinance No 1413-12 passed first reading. Second reading, public hearing and consideration for adoption will be held on 08/06/12 at 6:00 p.m. Complete Ordinance is on file in the Clerk's Office

BE IT ORDAINED by the Township Committee of the Township of Middle in the County of Cape May and the State of New Jersey as follows:

SECTION 1. Chapter 250 of the Code of the Township of Middle is hereby amended and supplemented to add a new article to read as follows:

ARTICLE VIII: AFFORDABLE HOUSING

§ 250-800. Purpose and Definitions

A. Purpose

1. To provide for a realistic opportunity for affordable housing as required by the New Jersey Fair Housing Act.
2. To effectuate the following master plan goals: Provide housing to meet the needs of current and future Township residents by providing a full range of housing opportunities for all income levels and housing needs; Encourage affordable housing close to the job centers; to promote infill development.
3. To provide opportunities for affordable housing units within the residential centers of the Township, thereby coordinating access to employment, transportation and public facilities.
4. To significantly reduce land costs for affordable housing development
5. To use land for an inherently beneficial use that advances the purposes of zoning
6. To use land within the centers that is otherwise underutilized
7. To promote infill development, consistent with the recommendation of the master plan land use element that states: "Future development of these areas (residential zones within the centers) is primarily expected to take place as infill development."

B. *Definition- Affordable Housing Unit shall mean a housing unit developed on the site which shall be affordable to low and moderate income households consistent with the current regulations of the New Jersey Council on Affordable Housing ("COAH") or successor agency, at N.J.A.C. 5:87-1 et seq., and shall comply with the uniform Housing Affordability Controls standards at N.J.A.C. 5:80-26.*

§ 250-801. Affordable Housing Multifamily Overlay Zone

A. *Applicability – This overlay zone provides incentives for 100% affordable multifamily residential development on parcels 2 acres or larger in area and is applicable to the following parcels only:*

AH # Block and Lot Address Acres

*1 Block 1523, Lots 3 and 4
4006 Route 9 South at Rio Grande Avenue,
Rio Grande 16.42 acres*

*2 Block 56.01, Lot 46
8 Railroad Avenue, Cape May Court House 9.644 acres
AH = Affordable Housing*

B. *Multifamily use is permitted in the R Residential zone.*

C. *Density – The maximum gross density shall be:*

1. R Residential zone– 5 units per acre

2. TR Town Residential zone– 7 units per acre

D. *Floor Area Ratio – maximum floor area ratio is 0.3.*

E. *An accessory community building providing a community room, exercise room, laundry, office, computer rooms, maintenance facilities, and related spaces and uses for residents and management is permitted in a 100% affordable housing development on lots greater than 2 acres.*

F. *An on-site dwelling unit for management may be market rate without affecting the applicability of this section.*

G. *The proposed development must comply with all applicable requirements of the code for multifamily use, including the design standards for townhouse development and multifamily residential, at §250-635, with the following exceptions:*

1. Signage: one project identification sign shall be permitted, with an area not to exceed 24 square feet on one side, on each frontage of the site on a public street, and signage otherwise in accordance with §218-81

2. Open space: a minimum of 10% of the gross site area shall be reserved as common open space, which shall not include streets, parking, or other improved areas, or wetlands or flood plains.

3. Recreation: a community building with recreation facilities, a tot-lot-with playground equipment, multipurpose fields, and meandering paths shall be provided to serve the recreation needs of the residents.

H. *Noncontiguous Parcel Clustering cannot be applied to 100% affordable developments.*

I. *In order to avoid unnecessary cost generating requirements, as required by COAH rules, at N.J.A.C. 5:97-10.2, the standards of this overlay zone shall supersede any conflicting provisions of the Zoning Ordinance, §250, and the Subdivision of Land and Site Plan Ordinance, §218.*

SECTION 2. All other Ordinances in conflict or inconsistent with this Ordinance are hereby repealed, to the extent of such conflict or inconsistency.

SECTION 3. Should any section, paragraph, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid for any reason, the remaining portions of this Ordinance shall not be affected thereby, and shall remain in full force and effect, and to this end the provisions of this Ordinance are hereby declared to be severable.

SECTION 4. This Ordinance shall become effective immediately upon filing with the Cape May County Planning Board and publication of notice of passage.

**** Committeeman Donohue wanted to know why 2 different ordinances? Elizabeth Terenik explained the difference between the 2 ordinances being presented, in hopes Committee will approve one of them. One gives more incentive than the other. Committee can choose which Ordinance they want and for tonight pass the first reading by Title Only. Committeeman Donohue not comfortable with doing this, said he would not pass either one tonight. Decision by Committee was to table for now.*

28. RESOLUTION NO. 308 - APPOINTMENT – KIMBERLY KRAUSS – REGISTRAR OF VITAL STATISTICS - On motion by Mayor Lockwood seconded by Committeewoman DeLanzo and passed on roll call, the following resolution was adopted.

WHEREAS, Bonita Millard has retired as Middle Township's Registrar effective June 30, 2012; and WHEREAS, according to NJSA 28:5-15 the Clerk or executive officer of the appointing authority can act as the local registrar; so

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Middle, County of Cape May, State of New Jersey, that the Kimberly Krauss, Middle Township's Certified Municipal Clerk, is

hereby appointed as of July 1, 2012 to fill the unexpired term of Bonita Millard, whose term expires November 1, 2013.

29. RESOLUTION NO. 309 - REAPPOINTMENT – BETH MUTTER – DEPUTY REGISTRAR OF VITAL STATISTICS - On motion by Committeeman Donohue seconded by Committeewoman DeLanzo and passed on roll call, the following resolution was adopted.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Middle, County of Cape May, State of New Jersey, that the following employee is hereby appointed to the following position opposite their name:

NAME TITLE EFF. DATE

Beth Mutter Deputy Registrar of Vital Statistics July 7, 2012

30. RESOLUTION NO. 310 - REQUESTING APPROVAL FOR MECHANISMS IN THE SPENDING PLAN NOT IN THE FAIR SHARE PLAN - On motion by Mayor Lockwood seconded by Committeeman Donohue and passed on roll call, the following resolution was adopted.

WHEREAS, the governing body of the Township of Middle has endorsed the June 1, 2012 Revised Spending Plan and requested that COAH or DCA review and approve same;

WHEREAS, there are affordable housing developments in the June 1, 2012 Revised Spending Plan that are not in the 2008 Fair Share Plan;

WHEREAS, N.J.A.C. 5:97-8.11 Consideration for mechanisms not in the adopted Fair Share Plan states that:

(a) A municipality may request authorization for expenditure of affordable housing trust funds on emergent affordable housing mechanisms not included in the municipal Fair Share Plan, in the form of an amendment to the spending plan.

(b) In addition to the requirements for approval of a spending plan or amendment to an approved spending plan set forth at N.J.A.C. 5:96-5, the resolution submitted by the municipality shall include a certification that the affordable housing opportunity addresses the Council's criteria set forth in N.J.A.C. 5:97-6, and the municipality shall submit information regarding the proposed mechanism in a format to be provided by the Council.

(c) The municipality shall submit an amendment to its Fair Share Plan to include the mechanism at the earlier of two years after the Council's approval of the spending plan amendment or the next planned amendment to the Fair Share Plan resulting from plan evaluation review pursuant to N.J.A.C. 5:96-10.

(d) The municipality shall submit monitoring pursuant to N.J.A.C. 5:96-11 relating to the affordable units created using affordable housing trust funds.

NOW, THEREFORE BE IT RESOLVED that the Governing Body of the Township of Middle requests approval for mechanisms in the Township's Spending Plan that are not in the 2008 Fair Share Plan. The Township shall revise its Fair Share Plan within two years to be consistent with the June 1, 2012 Revised Spending Plan.

31. RESOLUTION 311-12 - AMENDING RESOLUTION 258-12 - RESOLUTION OF THE COMMITTEE OF THE TOWNSHIP OF MIDDLE ENDORSING THE TOWNSHIP'S AFFORDABLE HOUSING SPENDING PLAN AND REQUESTING COAH OR THE DCA TO REVIEW AND APPROVE SAME - On motion by Mayor Lockwood seconded by Committeewoman DeLanzo and passed on roll call, the following resolution was adopted.

WHEREAS, the Committee of the Township of Middle, County of Cape May petitioned the Council on Affordable Housing (COAH) for substantive certification on December 15, 2008; and

WHEREAS, Middle Township received approval from COAH on December 29, 2006 of its development fee ordinance; and

WHEREAS, the development fee ordinance establishes an affordable housing trust fund that includes development fees, payments from developers in lieu of constructing affordable units on-site, barrier free escrow funds, rental income, repayments from affordable housing program loans, recapture funds, and proceeds from the sale of affordable units; and

WHEREAS, N.J.A.C. 5:97-8.1(d) requires a municipality with an affordable housing trust fund to receive approval of a spending plan from the Department prior to spending any of the funds in its housing trust fund; and

WHEREAS, COAH approved the spending plan of the Township of Middle on July 8, 2008; and

WHEREAS, N.J.A.C. 5:97-8.10 requires a spending plan to include the following:

1. *A projection of revenues anticipated from imposing fees on development, based on pending, approved and anticipated developments and historic development activity;*

2. *A projection of revenues anticipated from other sources, including payments in lieu of constructing affordable units on sites zoned for affordable housing, funds from the sale of units with extinguished controls, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, and interest earned;*

3. *A description of the administrative mechanism that the municipality will use to collect and distribute revenues;*

4. A description of the anticipated use of all affordable housing trust funds pursuant to N.J.A.C. 5:97-8.7, 8.8, and 8.9;
5. A schedule for the expenditure of all affordable housing trust funds, provided that the trust fund balance as of July 17, 2008 is committed for expenditure within four years of that date and that all development fees and any payments in lieu of construction are committed for expenditure within four years from the date of collection;
6. If applicable, a schedule for the creation or rehabilitation of housing units;
7. A pro-forma statement of the anticipated costs and revenues associated with the development if the municipality envisions supporting or sponsoring public sector or non-profit construction of housing; and
8. The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan; and
9. A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation.

WHEREAS, Middle Township has prepared a spending plan, attached hereto, consistent with N.J.A.C. 5:97-8.10 and P.L. 2008, c.46.

NOW THEREFORE BE IT RESOLVED that the Committee of the Township of Middle, County of Cape May, hereby endorses the attached spending plan and requests that either COAH or the DCA review and approve same.

This resolution shall take effect immediately.

32. RESOLUTION NO. 312-12 - APPROVE VENDOR LICENSE – A & T ICE LLC - On motion by Committeeman Donohue seconded by Committeewoman DeLanzo and passed on roll call, the following resolution was adopted.

WHEREAS, the following applicant has applied for a Vendor's License to operate an ice cream truck within the confines of the Middle Township, and

WHEREAS, proper applications have been made to the Township of Middle, County of Cape May, State of New Jersey and the proper fees have been paid.

WHEREAS, all applicants have been verified with the local police department and the Cape May County Health Department, and

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Middle, County of Cape May, State of New Jersey, that the following vendor application is hereby approved and that the following individuals are hereby authorized to participate in vending activities as set forth for a license period effective the date of this resolution until 12/31/2012 unless sooner surrendered, suspended or revoked.

ARMEN AVETISYAN

A&T ICE LIMITED LIABILITY COMPANY

Depot : 123 W Holly Avenue, Apt A

Wildwood Crest, NJ 08260

FURTHER RESOLVED, that each of the following permits are hereby approved as follows:

Applicant		PERMIT TYPE
Armen Ivizamyman	1.	Child Safe Vendor Permit
	2.	Motorized Vendor Drive Permit
Armen Nizamyman	1.	Child Safe Vendor Permit
	2.	Motorized Vendor Driver Permit
Armen Avetisyan	1.	Child Safe Vendor Permit
	2.	Motorized Vendor Driver Permit

FURTHER RESOLVED, that each of the following vehicles is hereby approved as follows:

Vehicle No.	Make/ Model	Vin No.
1	2003 Ford 3DC	1 FDWE 35F63 HB399 20
2	1998 Ford Van	1 FDWE 30F9X HA409 43
3	2003 Ford 3 DC	1 FDWE 35FX3 HB399 19
4	2003 Ford	1 FDWE 35F03 HA443 20

33. RESOLUTION 313-12 - RESOLUTION AUTHORIZING BUSINESS ADMINISTRATOR TO FORWARD LETTER TO STURDY BANK REGARDING TOWNSHIP COAH ACCOUNT - On motion by Committeeman Donohue seconded by Committeewoman DeLanzo and passed on roll call, the following resolution was adopted.

BE IT HEREBY resolved by the Township Committee the Governing Body of the Township of Middle as follows:

The Business Administrator is hereby directed to forward a letter to Sturdy Bank directing the bank not to release any funds in the Township COAH Account to the State of New Jersey without the written consent

of the Township of Middle. The bank should be directed to contact Middle Township if any demand is made for said funds so that the Township may have an opportunity to intervene and be heard with regard to such request.

Committeeman Donohue said have received approval of reassessment plan, are moving forward, will review whole town by end of year-cost will be \$100,000. Also spoke of Bike Path Phase III, preconstruction meeting is scheduled, shovels should be in ground soon. The Veterans Ceremony was a very moving ceremony.

Mayor Lockwood said 4th of July is always a nice evening, variety of entertainment. Friday morning at 10:00 AM is the ribbon cutting ceremony at the Rio Grande playground. Two retirements this week, Mike Mills from the Construction office and Bonnie Millard from the Registrar's office. Both very dedicated employees and will be missed.

PUBLIC COMMENT

Eileen Fausey said a lot of the residents feel their constitutional rights have been ignored. Said they are going to start a statewide petition dealing with what is happening to the taxpayers. They are going to change the law in this state. Said was able, with help from Senator Cafiero, to remove the Statute of Limitations for rape. Also feels that it would not be healthy for our community to "set people aside" and that is what we would be doing with the families who would be living in the affordable housing units, it would be a stigma for them. Said it seems like the committee is taking a plea agreement.

Elijah Scull does not feel committee is being thorough.

Agnes Keenan said COAH does not have a quorum, how can they make a decision. Mike Jedziniak said they can't approve housing elements or Fair Share Plans but they can approve spending plans.

Sam Kelly wanted to know if the recommendations in item #31 on the agenda are incorporated with the Zoning and Planning boards. Elizabeth Terenik said the spending plan is a separate issue.

Sam Kelly wanted to know if they were changes to accommodate the project. He feels we are being misguided and should ignore the professionals. The committee would get full support of community. The taxpayers and the committee need to stand against the COAH. He feels like we are being sold out.

Agnes Keenan said she thought the money to be spent had been tabled.

Mike Jedziniak said it is a misconception that this is happening all at once, this has been going on for 4 years.

Miles Truesdell said he empathizes with the committee, they are under a lot of pressure. If we loose the money, we still have the obligation, which will put additional burden on the taxpayer.

Betty McGurk feels the Governor has other ideas on how to spend our money. Wanted to know if we have come to an agreement with Conifer and are there alternative sites that could be used? Mayor Lockwood said no, we have not. We have explored alternate sites, COAH says we have to provide funding if we add to it, we did not get very far with that.

Ken Haman said he has 8 rental properties, which he has owned for 30 years, and he is just finally breaking even. Concerned he would be forced to lower his rent, his property taxes might go up, and he would be back in the same boat as he was a few years ago.

Jim McGee had a question on the Pilot and the school board, how would taxes come out of the pilot numbers?

Committeeman Donohue said he met with the school board members and the superintendent to see what impact on school would be. It would depend on the age of the kids, they did not see huge impact with the numbers provided. It would be up to the Township to decide how money would be allocated, but still unsure of impact.

Mayor Lockwood feels the schools could accommodate the kids as they are losing kids from some of the surrounding areas.

Ray Batts wanted to know about roads, sidewalks, sewer and water, where is money going to come from to maintain those? Does not feel the people on Mechanic Street are going to like the increase in traffic.

Committeeman Donohue said we cannot control every stop of this project, the Committee is working on getting answers.

Karl Karmelowicz feels we should try to get the best deal we can without having to go to court.

Betty McGurk said Mt. Laurel puts is in a bad position, no matter what we do we are in fear of builders remedy, COAH holding a gun to our heads.

Mayor Lockwood said we are working on ways to attack the numbers we have been given.

Joe Ricci would like to see affordable housing for disable vets.

Ken Haman feels private residents could maybe step up to the plate and do some affordable housing projects.

Agnes Keenan said you can see the passion the residents have about this, this needs to be re-evaluated community by community.

ADJOURNED: 9:56 PM

On Motion By: Committeeman Donohue 2nd By: Committeewoman DeLanzo

Votes Aye: Committeewoman DeLanzo, Committeeman Donohue, Mayor Lockwood .

Nay:

Dawn Stimmel, Deputy Township Clerk