

**TOWNSHIP OF MIDDLE
TOWNSHIP COMMITTEE
WORKSESSION AGENDA
June 20, 2011 4:00 P.M. (prevailing time)**

CALL TO ORDER:

Mayor's announcement: 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). Notice of this meeting was properly given in Resolution No. 13-11 entitled "Establishing Work Session Meeting Nights" which was adopted by Township Committee of the Township of Middle on January 5, 2011.

Members present are Mayor DeLanzo, Committeemember Doughty, and Committeemember Lockwood

Business Administrator Mark Mallett, Township Clerk Kimberly Krauss, Municipal Solicitor James Pickering, Municipal Engineer Vincent Orlando.

FLAG SALUTE:**DEPARTMENTAL REPORTS AND PROJECT UPDATES:****Administration/Finance:**

Habitat for Humanity – **TABLED FOR JULY**

Avalon Manor Pier

Committee and Vince Orlando discussed the need to make various repairs to the Avalon Manor Pier.

Public Works & Engineering:

Julia Court tree planting

Committee and Vince discussed conflict between the Julia Court developer and the residents regarding trees that need to still be planted in the development. After discussion, committee decided that PW Dept. would plant various trees at the developers expense and act as a mediator between the two groups.

Legal:**Construction/Plan/Zoning:**

Commercial Contractor License – **TABLED FOR JULY**

Zoning Ordinance Update

5 Zones – Least Den Rural Conservation Zone – Dark Green on map presented. Most prominent zoning district. Sensitive lands and rural development and residential. Minimum lot area 3.5 acres– change from 1 acre. Mainly set by State DEP. 50ft front and rear set backs and 25ft side.

SR – Sub. Residential Zone - Shown in light green. Buffering between RC and more dense areas. Min. lot is 1 acres 40ft front and back 12 side

B – Business Zone – Along Rte 47. Areas outside town center. 1 acre min. 50ft front and back.

RB Zone – Rte 47 and Rte 9 in Swainton. Min lot size 1 acres

CD – Coastal Development – (CR combined into CD Zone) . Along coasts. Stone Harbor & Avalon Manors in CD. Single family with sewer 5000sf septic 1 acre 20ft front rear 20 sides 5.

VR – Village Residential – Rte 47, Del Haven, Goshen, Some in Swainton. Similar to RB in location. Min lot 10,000sf septic 1 acre

RR - R Residential - Townhome dwellings allowed. Min Lot Sewer 15,000 1 acre septic. Townhome 2 acres

Village Commercial – Rte 47 Green Creek, Goshen and some in Swainton.

TR – Town Residential

TP – Town Professional

TC – Town Center

Elizabeth discussed the various proposed zone changes, including minimum lot requirements, set back requirements and authorized lot usage.

Reorganizing to have code numbers flow easier. Several definitions taken out that did not apply. Non-conforming lots (undersized lots) homes may be built so long as it meets various standards listed in new codes. This protects various lot owners.

Vince – 2 provisions – septic and sewer. Protecting people that had purchase lots for the community was critic. It allows them to build when they please even with the new zones

Recreation:

Police:

Buildings and Grounds

RESOLUTIONS:

ORDINANCES:

**1. NOTICE OF INTRODUCTION
ORDINANCE NO. 1389-11 – AN ORDINANCE TO AMEND THE
CODE OF THE TOWNSHIP OF MIDDLE, CHAPTER 28,
SECTION 4, THEREOF ENTITLED NOTIFICATION OF
PENDING RETIREMENT –**

**2. NOTICE OF INTRODUCTION
ORDINANCE NO. 1390-11 – AN ORDINANCE ESTABLISHING
THE COMPENSATION OF THE OFFICERS AND
EMPLOYEES OF THE TOWNSHIP OF MIDDLE -**

SPECIAL PRESENTATIONS OR DISCUSSIONS:

Madelyn McCarol – asked if zoning changes was in the website. Legal basis for non-contiguous clusters.

Pickering explained.

Carl Carmelowz asked about rezoning in Avalon Manor.

Orlando explained the name change of the zone but that the same standards applied.

There being no further business, the meeting was adjourned at 6:05pm.

Kimberly Krauss, Twp. Clerk