

**Cape May Court House, NJ
TOWNSHIP OF MIDDLE
TOWNSHIP COMMITTEE
WORKSESSION AGENDA
April 21, 2014 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. 16-14 entitled "Establishing Work Session Meeting Nights" which was adopted by Township Committee of the Township of Middle on January 6, 2014.

Members present are Committeemember Lockwood and Committeemember Clark. *Mayor Donohue was absent.*

Business Administrator Connie Mahon, Township Clerk Kimberly Krauss, Municipal Solicitor Marcus Karavan & Municipal Engineer Marc DeBlasio. *Deputy Township Clerk Suzanne Stocker was absent.*

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

ORDINANCE 1469-14 - AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF MIDDLE, CHAPTER 146, THEREOF ENTITLED FLOOD DAMAGE PREVENTION – Second reading scheduled for 4/21 at 6:00pm

Committeemember Lockwood and Connie Mahon:

Discussed meaning of Ordinance and possible flood insurance deductions and "CRS" rating.

Chip French:

Is there an amendemt to height requirement?

Connie Mahon:

That was issued in previous amendment.

Dave Spangler:

Asked what current rating is?

Connie Mahon:

Not in program, current no rating.

Ken Wells:

Asked compliance question.

Connie Mahon:

If adding to home more than 50%.

ORDINANCE 1470-14 - BOND ORDINANCE PROVIDING FOR STERBACK HARBOR DREDGE PROJECT IN AND BY THE TOWNSHIP OF MIDDLE, IN THE COUNTY OF CAPE MAY, NEW JERSEY, APPROPRIATING \$1,200,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,080,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF AND DIRECTING THE SPECIAL ASSESSMENT OF THE COST THEREOF UPON COMPLIANCE WITH CERTAIN CONDITIONS - Second reading Scheduled for 4/21 at 6:00pm

Connie Mahon:

Gave brief overview of project and expectations for bidding process.

Tom Dwyer:

Questioned proceeding with estoppel period of bond ordinance and was looking for findings of "Special Assessment Board". Asked when would be time to discuss financing information?

Connie Mahon:

Special Assessment Board is scheduled to meet within the next week and will provide any comments to Governing Body. Still working on financing part of project, no assessment can be done until bids are received. Explained estoppel period. Residents will be notified via certified mail of special assessment.

Francis Swagner:

Will property owners see a reassessment after dredging?

Connie Mahon:

Property values were not decreased due to shallow water, cannot guarantee anything as to property values .

David Spangler:

Is there any precedence set anywhere in New Jersey that homeowners can look into that would guide this group?

Connie Mahon/Committeemember Lockwood:

Discussed that anything found will be shared with group/

George Veter:

Asked for definition of 'special assessment'.

Committeemember Lockwood:

Spoke of regular assessment vs. special assessment.

Connie Mahon:

Explained special assessment.

George Veter:

Believes that special assessment should be based on square feet.

Marc Karavan:

Discussed three methods utilized by Tax Assessor when working on special assessments.

George Veter:

Would like to see linear square feet of water frontage.

Tom Dwyer:

Asked if “blended approach” was discussed?

Committeemember Lockwood:

Not other than a comment that was made.

Committeemember Clark:

Mentioned that he is coming in as new guy and is open to suggestions by owners.

Ami Gisens:

Thinks that everyone should be charged the same since everyone uses the channel.

Peter Vandie:

Spoke of dirt and bulkhead condition.

Ken Wells:

Owner of multiple properties, spoke of concerns with project and funding.

Connie Mahon:

Discussed rejection period during estoppel period of bond ordinance or tonight during public hearing of ordinance.

Peggy Bakely:

Spoke of bulkhead of neighbor. Concerned with dredging and collapse of bulkhead. Asked that engineer look at the property during low tide.

Connie Mahon:

Not dredging near bulkheads or any boat slips, only the channel.

Tom Dwyer:

Asked if engineer could come out and review all properties.

George Veter:

Not concerned with Bond Ordinance but wants input with special assessment, concerned since cost will not be known until after bids are received.

Connie Mahon:

If residents are against Bond Ordinance to pay Avalon, than this project will go away. There will be no changing the special assessment once bids are received and awarded.

Committeemember Clark:

Going to be as fair as possible but may not make everyone happy.

Committeemember Lockwood:

Will still be faced with limitation, will work towards “happy-medium” with special assessment.

David Spangler:

Thanked everyone who has spent time on this matter. Spoke of DOT dredging and reimbursement.

Connie Mahon:

Explained DOT dredging of State Channel and believes residents misunderstood article. Not reimbursable for this project. No State Channels in Middle Township, only Avalon.

Tom Dwyer:

Concerned with “mobilization cost” in Shared Service.

Committeemember Lockwood:

Spoke of Avalon being lead agency and it is their spoil site.

Connie Mahon:

Asked if residents are willing to walk away if \$700,000 is not received? Spoke of dredging of Avalon Manor in Phase I.

Tom Dwyer:

Would like to be part of dialogue May want to walk away if not negotiated.

David Spangler:

Part of the negotiation with Andy Bednarek discussed an agreement on split of grant money.

Davis Salner:

Read article from newspaper into record.

Mike Salers:

Asked about status of Shared Service with Avalon.

Connie Mahon:

Erin Law is to provide agreement.

ORDINANCE NO. 1472-14 - AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF MIDDLE, CHAPTER 121, ENTITLED DOGS AND OTHER ANIMALS, TO INCLUDE SECTION PERTAINING TO MIDDLE TOWNSHIP ANIMAL WELFARE ADVISORY COUNCIL – Second reading scheduled for 4/21 at 6:00pm

Committeemember Lockwood:

Spoke of amendment to Code to form board and need for amendment to this Ordinance.

Connie Mahon:

Discussed Ordinance and membership.

Finance:

Public Works & Engineering:

Legal:

Tax Collection/Tax Assessment:

Construction/Planning/Zoning:

Recreation:

Police / Animal Control:

Buildings and Grounds:

Sewer:

Economic Development:

Personnel:

Zoning:

Township Clerk:

SPECIAL PRESENTATIONS OR DISCUSSIONS:

PUBLIC COMMENT:

David Spangler:

Thank you to Public Works with water issue.

Peggy Bakeley:

Spoke of bush on bridge that needs to be removed.

Kimberly D. Krauss, Township Clerk

Motion to Adjourn Meeting – 5:10pm

1st Committeemember Clark 2nd Committeemember Lockwood

Roll Call Vote: Committeemember Clark, Committeemember Lockwood

Mayor Donohue was absent.