

**TOWNSHIP OF MIDDLE  
TOWNSHIP COMMITTEE  
WORKSESSION AGENDA  
November 15, 2010 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. 12-10 entitled "Establishing Work Session Meeting Nights" which was adopted by Township Committee of the Township of Middle on January 5, 2010.

Members present are Mayor DeLanzo, and Committeemember Lockwood. Committeemember Doughty was absent.

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:****Sewer cost allocation / Fixed Asset Accounting**

Mark Mallett: Gave Committee proposals from "TAG", Technical Analysis Government, Inc. towards maintaining fixed assets. Committee discussed cost along with both keeping in house an hiring out to another company.

Committee instructed Mark to speak with TAG regarding sewer cost allocation.

**Legacy Development – Condo Snow Removal**

Tom Sullivan: Read into the record a letter requesting help from the Township towards snow removal for the development.

Jim Pickering: Expressed that developer went to Zoning Board for Use Variance, which indicated snow removal and trash removal would be an expense of Home Owners Association. Also Pickering informed Committee on law regarding "dedicated roads" and Township's responsibility to plow if and when road is up to code and complete. In this case, road is not complete.

Tony Ruggiero: Asked for clarification since residents are still paying taxes. Indicated hazard in case of emergency.

Kenneth Frenick: Asked how it would be from here forward. Association was working as management group and wasn't aware could work with Township.

Jim Pickering: Explained if Township was to clear private developments, the two would enter into contract.

Joe Connolly: Believes won't be for another 10 years until road is complete. Residents can't afford the fees to remove snow without Township's help.

Jerry Burns: Asked for reduction in taxes until development is complete so that they could use that money towards expenses.

Mayor DeLanzo : Indicated that Committee will try to facilitate communication with builder.

Jim Pickering: This project required Use Deed Variance for non permitted use. Builder said Homeowners Association will be responsible.

Committee instructed Pickering to speak with Tony Monzo, the attorney for the association to find out details on why Lennar was able to completely leave Association Board.

Vince Orlando: Made recommendation that Jim Pickering reach out to Monzo and Vince will reach out to Conifer as to what improvements must be made to prepare for this snow season.

Jim Pickering: Informed Committee of Conifer's current tax appeal.

George Lopez: Asked if Conifer wins appeal, how will that affect residents.

Jim Pickering: Taxes go up to pay back Conifer for 2009-2010.

George Lopez; Township Committee has a lot of influence....residents appreciate any help they can get.

**Public Works & Engineering:****Tabulation Committee – Reconstruction  
of Municipal Parking Lot**

Vince Orlando presented committee with most current plan for upcoming project – Reconstruction of Municipal Parking Lot

**Legal:**

COAH Development Fee Ordinance  
Amendment

Jim Pickering: Reminded Committee about Development Fee Ordinance drafted back in May. Ordinance was not adopted. Administration received email from COAH asking about Ordinance. He has reached out to Ron Morgan for opinion. His recommendations to Committee is same as back in May...do not adopt yet....keep the same. He also gave Committee a heads up on COAH bills introduced. If adopted, would make Middle Township exempt from existing Affordable Housing requirements. 10% of new development would be required. He doesn't think it will go based on requirements in Towns in central New Jersey.

**Construction/Plan/Zoning:****Recreation:****Police:****Buildings and Grounds****RESOLUTIONS:****ORDINANCES:****(Scheduled for Introduction)**

ORDINANCE NO. 1371-10 – AN ORDINANCE OF THE TOWNSHIP OF MIDDLE, COUNTY OF CAPE MAY AND STATE OF NEW JERSEY TO SELL TOWNSHIP OWNED LAND BY A PRIVATE AUCTION TO BE HELD AMONG CONTIGUOUS OWNERS OF BLOCK 902, LOT 5 IN WHITESBORO

**(Scheduled for Introduction)**

ORDINANCE NO. 1372-10 – AN ORDINANCE OF THE TOWNSHIP OF MIDDLE, COUNTY OF CAPE MAY AND STATE OF NEW JERSEY TO AMEND CHAPTER 46 OF THE TOWNSHIP CODE REGARDING THE ORGANIZATION AND ESTABLISHMENT OF THE POLICE DEPARTMENT

Jim Pickering: Discussed the 2 proposed ordinances.

#1371 – discussed auction to be held among contiguous owners of Block 902; Lot 5.

#1372 – updating organization of Police Department.

Committeeman Doughty arrived at 6:00 PM.

No public comment.

**Adjourned at 6:05 pm.**

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**Kimberly Krauss, Twp. Clerk**

**Prepared by: D. Stimmel**