

Cape May Court House, New Jersey**TOWNSHIP OF MIDDLE****TOWNSHIP COMMITTEE****WORKSESSION AGENDA****November 21, 2016 4:00 PM (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. 18-16 entitled "Establishing Work Session Meeting Nights" which was adopted by Township Committee of the Township of Middle on January 4, 2016.

Members present are Deputy Mayor DeVico, and Committeemember Donohue.

Township Clerk Kimberly Krauss, Municipal Solicitor Frank Corrado & Municipal Engineer Marc DeBlasio.

Mayor Clark was absent.

FLAG SALUTE:**SPECIAL PRESENTATIONS OR DISCUSSIONS:**

Madelyn McCarroll, Animal Advisory Board -
"Challenges Faced as a Bio Diverse Community"

Madelyn McCarroll:

- *Thanked Captain Nelson for working together with her to schedule presentation.*
- *The township's animal control officer handles a 70 square foot mile radius surrounded by bays; comes in contact with many types of animals.*
- *Unique location makes Middle Township a biodiverse community.*
- *Listed various organizations located within Cape May County that work with animals.*
- *About 13,000 animals serve as companions in the township; figures obtained from the American Veterinary Medical Association; animal population calculator.*
- *Briefed the audience on number of calls received throughout the year for animals in the area.*

Chief Leusner:

- *In the process of altering names of roads for the purpose of specifically identifying locations of calls on reports.*

Madelyn McCarroll:

- *Elaborated on loose dog and cat reports.*
- *In 2015, 26% of dogs and 29% of cats in Cape May County Animal Shelter; relinquished animals by animal control; coordinating a better way to reduce the amount of animals that are confined to shelters.*
- *Middle Township's Animal Advisory Board was the first to be established in any surrounding area she is familiar with; one of the board's first projects focused on dogs left in cars during hot weather.*
- *Revealed the animal scale for rating of health.*
- *The Animal Advisory Board has a Facebook page.*

Jonathan Lubonski, The Michaels Development Company - Affordable Housing Development Interest, Block 1523, Lot 9, Rio Grande

Jonathan Lubonski:

- *Recognized tonight as an introduction of himself and his company.*
- *One of the largest owners of affordable housing in the country.*
- *Owns properties in numerous locations.*
- *Business location in Egg Harbor Township.*
- *Gave background on project prospects.*
- *Raises money for scholarships given to children of residents.*
- *Believes this kind of development is an opportunity to provide credit to the municipality.*

Committeemember Donohue:

- *We received double credit from Conifer.*

Jonathan Lubonski:

- *Is familiar with municipalities being forced to utilize property owned by the municipality and submit an attached credit application attached to plans.*
- *Depends on how much the town has done up to date.*

Committeemember Donohue:

- *Asked about requirements for homeless and low income individuals.*

Jonathan Lubonski:

- *Qualified Allocation Plan is currently in public comment period.*

- Requirement of 10% at 30% median area income.
- Comply with the Uniform Housing Affordability Controls; gave rental fees related to apartment sizes.
- Gave specifications for long-term success.
- Reiterated background of company and associations.
- Student Housing Division at Rutgers in Camden; different business model.

Committeemember Donohue:

- Questioned the size of the land in Egg Harbor compared to Middle Township's.

Jonathan Lubonski:

- 25 acre site; utilized 6 acres.
- Middle Township's site allowed for a compact site plan; in agreement with land owner.
- Spoke about what he is requesting from the town; municipality's contribution; scoring; PILOT.

Committeemember Donohue:

- Asked if the scoring averaged over the license of 30 years.

Jonathan Lubonski:

- Calculation of net rents.
- Miss out on max scoring; points are not awarded for school district.
- Explained poverty scoring.

Committeemember Donohue:

- Concerned with plan looking a lot like Conifer's; would like design to differ.

Jonathan Lubonski:

- Market to existing Middle Township residents.
- Incorporate site amenities.
- Communicate with Peter Miller; most relevant contact.

DEPARTMENTAL REPORTS AND PROJECT UPDATES:

Administration:

LED upgrades and installs on Route 47 Rio Grande

Constance Mahon:

- Two different tariffs that were presented; complete charges for 33 lights; 18 currently in existence.
- Replace current halogen lights with LED and then add new lighting to every poll that doesn't currently have lighting.
- SPL tariff, higher of the two tariffs; lighting remains under the jurisdiction of Atlantic City Electric.
- CSL tariff; lower tariff includes all charges up front.
- Clarified additional differences between the two tariffs.
- Recommends SPL tariff; gave reasons; pay now or pay later approach.
- Situation began due to safety issues.
- Chief will be managing project through his department.
- Maintenance is included in both tariffs; explained dissimilarities.
- Project to be performed strictly on Route 47.

Street Lights at Woodland Estates

Constance Mahon:

- Sent file to Frank Corrado for review.
- Mr. Verity built a sub-division many years ago; during the time he was building an agreement with prior administration was made on adding street lighting at township's expense.

Committeemember DeVico:

- Questioned when prior administration said they would fulfill agreement.

Committeemember Donohue:

- According to the minutes from the meeting held on November 16th, 2009 Vince Orlando states that the township made previous payments for wiring and agreed to install lights.
- Payment of polls were made to be put in but were never installed.

Frank Corrado:

- Will have to look into township's obligations.
- Asked when development was approved.

Committeemember Donohue:

- Development approved roughly 10 years prior to meeting in 2009.
- Questioned who "we" is regarding the persons who made agreement.

Constance Mahon:

- Pertaining to Mark Mallet's file, township never agreed to install lights in the development.

Property Maintenance Lien – Farrow

Kimberly Krauss:

- Previously forwarded supporting documents on property maintenance lien to governing body; property located on Fishing Creek Road.
- Property maintenance requirement noticed by police department in 2016; gave notice to public works.
- Upkeep was done on July 11th, property under new ownership as of July 6th.
- Farrow claims to never have received notice; tax search done by outside organization did not reflect the lien; feels as if lien on property should be dropped.
- Went to cut grass and it had already been done by the township.
- Farrow went to settlement and paid taxes, lien, and previous owner's bounced check; previous owner paid the fee but then stopped payment on her check thereafter.
- Asking township to rescind the lien against the property and refund him.

Constance Mahon:

- Lien goes with property not the owner.

Frank Corrado:

- Not the township's responsibility to pay.

Kimberly Krauss:

- Timing issue.
- Up to governing body to amend resolution passed on August 15th.

Frank Corrado:

- Should have asked the seller to give him a credit, not the township.

Finance:**Public Works & Engineering:****Legal:****Tax Collection/Tax Assessment:****Recreation:****Police / Animal Control:****EMS:****Buildings and Grounds:****Sewer:****Economic Development/ Grants:****Personnel:****Zoning/Planning/Construction:****Township Clerk:****PUBLIC HEARING:****PUBLIC COMMENT:**

Kimberly D. Krauss, Municipal Clerk

Motion to Adjourn Meeting – 5:45pm

1st: Committeemember Donohue 2nd: Committeemember DeVico

Roll Call Vote: Committeemember DeVico, Committeemember Donohue