

**Cape May Court House, New Jersey
TOWNSHIP OF MIDDLE
TOWNSHIP COMMITTEE
WORKSESSION AGENDA
April 18, 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 Mayor Clark, Deputy Mayor DeVico, and Committeemember Donohue.

Business Administrator Constance Mahon, Township Clerk Kimberly Krauss, Municipal Solicitor Frank Corrado & Municipal Engineer Marc DeBlasio. *Deputy Township Clerk Suzanne Stocker was absent.*

FLAG SALUTE:**DEPARTMENTAL REPORTS AND PROJECT UPDATES:****Administration:****Finance:****Public Works & Engineering:****Legal:****Tax Collection/Tax Assessment:****Construction/Planning/Zoning:****Recreation:**

Review of Recreation Fees and
Proposed Amendments

John Clifford –

Provided Committee with Recreation Study handout. Reviewed presentation of breakdown of costs and current fees. Spoke of cost to outfit football player being \$120 and registration fee is much less than that. Reviewed costs for field care and maintenance. Compared different sports and their fees based on other sports, fees and costs to run programs.

Solicitor Corrado –

Asked if any financial documents are provided by Baseball/Softball Association?

John Clifford -

Nothing provided by Association.

Connie Mahon –

Indicated that financials may be a requirement under Green Acres.

Stan Doniger –

Thinks the Baseball/Softball Association should have to provide financials. Believes that they should be treated equal and provide Township with financials.

Mayor Clark –

Does not believe that the Association would have a problem providing it.

Robert Matthews –

Fees are posted on batting cages. Can get a copy from Bob Ellis.

Chief Leusner –

Asked if anyone requested these financials? Believes that they would gladly comply and work with the Township.

Stan Doniger –

Asked if Township would have provided batting cages with Baseball/Softball Association didn't?

Robert Matthews –

Yes, if it is something that helps the children.

Dan Lockwood –

Extraordinary program, spoke of volunteers and program.

Committeemember DeVico –

District Championship, provides children a chance to compete.

Stan Doniger –

Sked if we could do solar panels for lighting at the Rec.

Mayor Clark –

Thanked Robert and John for analysis. Mentioned \$25 increase to football registration last year which was a difficult decision and had to be explained to parents and public. Football is different as different equipment is needed.

Committeemember Donohue –

Spoke of leadership under Jeff McCart and progress made to program.

Mayor Clark –

Agreed with Committeemember Donohue's comments about Jeff McCart and the improvements to the program to make it successful.

Committeemember Lockwood –

Title of discussion states "proposed amendments". Asked if there are any proposed amendments.

Robert Matthews –

Presentation was based on current fees only.

Committee agreed that there are no amendments or proposed fees being discussed this evening.

Committeemember Donohue –

Believes that closing the door on fee increases is a mistake. Good first step, believes increases should still be looked at.

Committeemember DeVico –

Good baseline. Matter can be revisited. Previous discussion also involved increasing Harvest Festival fees.

Mayor Clark –

Believes if fees should be increased, it should be done for the beginning of next year and allow public enough notice of increases.

John Clifford -

Frank Dougherty should be able to help with fee proposal for tournaments.

Police / Animal Control:

EMS:

Buildings and Grounds:

Sewer:

Economic Development:

Personnel:

Zoning:

Township Clerk:

SPECIAL PRESENTATIONS OR DISCUSSIONS:

Youth Signs on Middle Township Beaches

Laura Chamberlin

- *Presented proposed signs prepared by children relative to migration and feeding of animals along the Delaware Bay. Signs would be posted in several locations along Reeds Beach and Norbury Landing.*

Committee to vote on Resolution to approve signs at May 2, 2016 Township Committee meeting.

PUBLIC HEARING:

Sterback Harbor, Special Assessment Board / John M. Cantalupo, Esq., Archer & Greiner, P.C.

Business Administrator Constance Mahon:

- *Called forward the Bond Counsel John Cantalupo and the Special Assessment Board members Lee Ann Russ, John Clifford, and Michael Clark.*

Bond Counsel John Cantalupo:

- *provided the following evidence for public viewing and comment: the Bond Ordinance adopted for the project, maps of Sterback Harbor (including tax maps), Shared Services Agreement for dredging services between Avalon Borough as Avalon undertook the project, final certifications of costs for the project from Avalon, Legal Notice (and Affidavit of Publication) for notice of this meeting mailed to affected property owners and published in the Cape May County Herald Times, list of affected properties, and Property Percentage Allotment of final costs determined by this board to be voted on after the public hearing.*

John Wachter - 8 Seabreeze Lane:

- *Asked if the additional spoils that were originally put in, were going to be taken out.*

Business Administrator Constance Mahon:

- *There were no additional spoils put there.*
- *The Special Survey done on Mud Island was shared with residents who requested it.*
- *The area where material was moved by the arm of the dredge which caused mounding was removed and any additional mounding that forms will also be removed.*
- *Frank from Channel Marina will be going out there.*
- *That area is a mud flat, we have never nor will we ever have permits to dredge Mud Island.*
- *We cannot remove it.*

John Wachter – 8 Seabreeze Lane:

- *Questioned if the township was going by front footage or if the cost was being divided out regarding the assessments.*

Tax Assessor Lee Ann Russ:

- *A portion of the allocation was per lot, then the land value that is currently on each parcel was included coming up with the percentage of total properties involved.*

John Wachter – 8 Seabreeze Lane:

- *Concluded from Lee Ann's response that based on the assessment, a person with a lower assessment, or smaller square footage, could still potentially end up paying the same as somebody with a higher assessment.*

Tax Assessor Lee Ann Russ:

- *Corrected Mr. Wachter, and stated that the land assessments are based on the lot sizes of the parcel.*

Robert Iannucci - 20 Seabreeze Lane:

- *Some homeowners had their slips dredged and others didn't, including me.*
- *Lower cost as a conclusion for those homeowners who did not have their slips dredged?*

Business Administrator Constance Mahon:

- *No.*

Robert Iannucci – 20 Seabreeze Lane:

- *Why not?*

Business Administrator Constance Mahon:

- *It's a separate issue.*
- *Had to be done through the Army Corps of Engineers.*

Robert Iannucci – 20 Seabreeze Lane:

- *Rephrased question.*
- *Are homeowners going to be charged on the amount of soil being pulled out?*

Business Administrator Constance Mahon:

- *Yes, correct.*

Robert Iannucci – 20 Seabreeze Lane:

- *Part of the soil is property of those homeowners who had their slips dredged.*
- *Asked for an explanation as to why homeowners, like him, who did not have their slips dredged, be paying for it.*

Business Administrator Constance Mahon:

- *They do pay for it.*

Bong Counsel John Cantalupo:

- *Read an email received by Roseanna Muche for the record.*

Tax Assessor Lee Ann Russ:

- *Based on land assessment, land assessment already takes into account the fact that there may be smaller frontage on the harbor.*

Leslie Ritchie – 5B Seabreeze Lane:

- *Also asked question regarding land value assessment of frontage in formula.*
- *Land assessment is being used 100 percent to come up with amount?*

Tax Assessor Lee Ann Russ:

- *Land assessment is being used as a calculation for what one's allocated amount would be.*
- *Two factors were taken into account: divided costs evenly among the 68 properties then the land assessments were used to calculate based on percentage of total land value to come up with individual total calculations.*
- *Hence, if you have smaller frontage than your land assessment would be lower.*

John Wachter – 8 Seabreeze Lane:

- *Feels as if his lot is not correctly assessed.*

Drew VanDonnelly – Meadowview and Seagull Lane:

- *Another lot across the street that's on the water, measured bulkhead and end result was 65 feet.*
- *Doesn't know why a certain area should be included in the assessment if it had not been previously included in the project prior.*

Business Administrator Constance Mahon:

- *Post surveys available for Sterback Harbor.*
- *Private slips were responsibility of homeowner.*

Rosealie Ritchie-Veglee:

- *Did not receive letter in mail in the beginning of the month of April.*

Robert Iannucci – 20 Seabreeze Lane:

- *What caused the cost increase?*

Business Administrator Constance Mahon:

- *Actually came in under budget.*
- *It is likely Avalon will not be removing the roadway out to Macias Island.*
- *There could be a credit allocated at a future date if Army Corps does decide to take such action.*

PUBLIC COMMENT:

NONE

Kimberly D. Krauss, Township Clerk

Motion to Adjourn Meeting – 5:15pm

1st: Committeemember DeVico

2nd: Committeemember Donohue

Roll Call Vote: Committeemember DeVico, Committeemember Donohue, Mayor Clark