

Cape May Court House, New Jersey
TOWNSHIP OF MIDDLE
TOWNSHIP COMMITTEE
WORKSESSION AGENDA
June 19, 2017 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. 16-17 entitled "Establishing Work Session Meeting Nights" which was adopted by Township Committee of the Township of Middle on January 2, 2017.

Members present are Mayor Clark, Deputy Mayor DeVico, and Committeemember Donohue

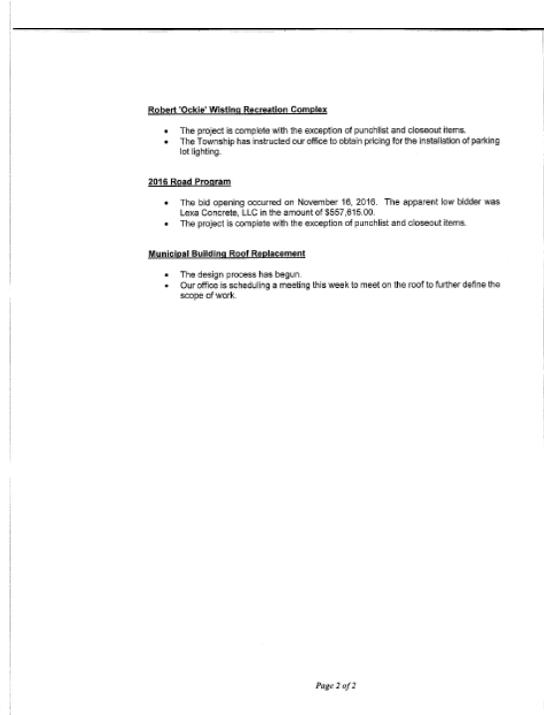
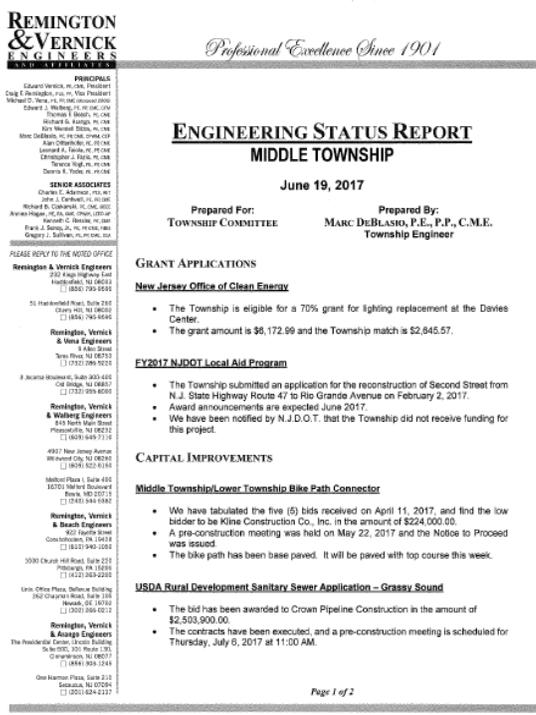
Business Administrator Elizabeth Terenik, Township Clerk Kimberly Krauss, Municipal Solicitor Frank Corrado & Municipal Engineer Marc DeBlasio.

FLAG SALUTE:

SPECIAL PRESENTATIONS OR DISCUSSIONS:

ITEMS OF DISCUSSION:

Engineering Report – Michael DeAngelo, Remington Vernick Engineers



Michael DeAngelo:

- New Jersey Office of Clean Energy; Township eligible for grant; further explained.
- Will let Committee know timeframe based on contract.
- Middle did receive funding from NJDOT for Second Street project; can discuss possible enhancements for next year.
- Provided update on Bike Path Connector.
- Grassy Sound pre-construction meeting; Crown Pipeline.
- Working on obtaining pricing for installation of parking lot lighting at Ockie Wisting.
- 2016 Road Program.
- Roof Replacement project; planning and preparation set to begin soon.

Committeemember DeVico:

- Marilyn and 3rd Avenue; Complaint received regarding grass which needs to be addressed.

Elizabeth Terenik:

- Asked for cost estimate for additional roads that need paving.
- Reviewed list with Public Works and asked Remington Vernick to review to determine if the Township can use capital fund.
- Roads being paved by the County; portions of the following areas: Ocean Drive, Railroad Avenue, Satt Boulevard, Court House South Dennis Road, Avalon Boulevard and Shellbay Avenue.

Committeemember Donohue:

- Spoke of miscellaneous road paving contract to be performed by the County.

Elizabeth Terenik:

- Discussed roads that are under Township priorities.
- Resubmitting Route 9/Mechanic Street DOT grant for street scape and pedestrian safety.

DEPARTMENTAL REPORTS AND PROJECT UPDATES:

Administration:

Discussion on Properties Eligible for Foreclosure;
Township Owned Surplus Property

Elizabeth Terenik:

- 350 properties owned by the Township, assumed by foreclosure; value assessed at \$7,700,000.00.
- Recommended the Township hire an auction company; no-cost contract but would take a buyer's fee.
- Per QPA no competitive bid would be required.
- Suggested that the company auction every single property unless there is a special request.
- Stated if a property to be auctioned is land locked, would recommend to notify adjacent property owners.

Frank Corrado:

- Asked Ms. Terenik for a list of the properties so that the size and location of said properties can be determined; residential versus commercial.

Elizabeth Terenik:

- Discussed properties that are eligible for foreclosure; 470 properties assessed at \$5,000,000.00.
- Township has required continuance of pay of school, county and fire district tax.

Frank Corrado:

- Asked for confirmation that these properties have not been foreclosed on as of yet.

Elizabeth Terenik:

- Confirmed.
- Met with several Township officials to determine best properties to pursue.

Committeemember DeVico:

- Picked top twenty last year due to cost and what was budgeted.

Elizabeth Terenik:

- Suggestion is to take money acquired from sale of properties and budget for more next year.

Rio Grande Recreation Meeting – Rio
Grande Fire Hall, June 20th

Elizabeth Terenik:

- Topics to include Ockie Wisting; discussed paving particulars for current parking lot including partnership with Cape Express and their portion of paving for the parking lot.
- Goal is opening in 6-8 weeks; Cape construction period about 6 months.
- Once officially opened, gates will be open and closed; bathrooms checked and trash emptied twice a week.

Committeemember Donohue:

- Asked Ms. Terenik to confirm that the public will be informed that the park is open at the meeting being held.

Elizabeth Terenik:

- Confirmed with the exception of the bathrooms and parking lot; fishing pier not open, however playground is accessible.

Committeemember DeVico:

- Fence still closed to through traffic.

Mayor Clark:

- Confirmed.

Committeemember Donohue:

- Indicated that he felt as though the park should not be advertised as open until it is fully open.

Frank Corrado:

- Stated that he thought the purpose of the meeting was to address concerns of nearby neighbors.

Committeemember Donohue:

- Indicated that the original purpose was to discuss concerns with Bike Path, however was expanded to include topics such as Ockie Wisting.

Elizabeth Terenik:

- Understands that people are still using the park and playground.

Committeemember Donohue:

- Stated that he believes there is a legal obligation to have public access due to green acres.

Elizabeth Terenik:

- Hours of operation for Cape and public use can be addressed during meeting.
- Bike Path completion scheduled for July 4th; intent is to urge people not to use it until complete.
- Bollards being added each intersection of connector path.
- Stated that main discussion will be Rio Grande park; will pursue improvements.

Committeemember Donohue:

- Discussed the possibility to include bike rest station but would include other items.

- *More parking and new basketball court; entertain the idea of a dog park.*
- Elizabeth Terenik:*
- *Due date is August 15th for open space application; proposals received for engineering.*

Finance:**Public Works & Engineering:****Legal:****Tax Collection/Tax Assessment:****Construction/Planning/Zoning:****Recreation:**

Lighting and Paving Plan – Ockie Wisting
(Addressed above)

Police / Animal Control/ Code Enforcement:

Abandoned Property Ordinance Implementation

Elizabeth Terenik:

- *Spoke to greatness of said Ordinance and properties that go into vacant status.*

Chief Leusner:

- *Provided brief update; meeting with John Thompson from Preferred Neighborhood Solutions to lay out process.*
- *Will have space in Code Enforcement office.*
- *Stated that the procedure will be outlined in meeting as well.*
- *Second level of approval for non-bank owned properties.*

Frank Corrado:

- *Stated that he agrees with the second level of approval.*

Elizabeth Terenik:

- *Spoke to other tools in the box to explore in the future.*
- *Statute allows towns to adopt an ordinance creating an abandoned property list; slightly different than vacant property list.*
- *Explained particulars surrounding Ordinance including enforcement powers provided to the Township.*

Committeemember DeVico:

- *Questioned if surplus properties are vacant properties.*

Elizabeth Terenik:

- *Provided Committee with a list that shows lot particulars including which lots include structures.*
- *Two lists for foreclosure; County GIS has agreed to map those for Township to create visual of all properties.*
- *Discussed experience with company in the past; can explore other companies.*
- *Bidders need to provide certified check to secure seriousness of bidders; company provides outreach.*

Frank Corrado:

- *Asked Ms. Terenik if she was aware of any other companies that would handle the same.*

Elizabeth Terenik:

- *Aware of one other company; not comparable.*

Committeemember DeVico:

- *Suggested the company come to a regular meeting to discuss particulars.*

Buildings and Grounds:**Sewer:**

Grassy Sounds Sewer Project – Overview of Project

Michael DeAngelo:

- *Provided a bullet point outline of summary of the project; project limits.*
- *Pre-construction meeting Thursday July 6th at 11:00 am with the contractor; cannot begin construction until after August 31st.*
- *Provided brief explanation of details of the project.*

Committeemember Donohue:

- *Asked where we meet up with Grassy Sound.*

Michael DeAngelo:

- *Where red and blue meet in the ground; further explained.*

Committeemember DeVico:

- *Asked if the main could handle to potentially include other buildings that are not currently part of the Grassy Sound Civic Association in the future.*

Michael DeAngelo:

- *Stated he would have to confirm what the limit is.*

Committeemember Donohue:

- *Asked who will have that decision-making authority.*

Frank Corrado:

- *Believes that the Grassy Sounds Civic Association would essentially become Middle Township sewer customers leaving the decision-making up to the Township.*

Michael DeAngelo:

- *Would have to determine the capacity of the system and what areas were included.*

Committeemember Donohue:

- *50/50 partnership; access to association is being denied.*
- *Discussion of building a restaurant and fifty condos.*

Frank Corrado:

- *Asked if there are written agreements between the Township and the association.*

Committeemember Donohue:

- *Independent system approved by USDA; other than the project unaware of any agreement.*

Frank Corrado:

- *Will look into it.*

Committeemember Donohue:

- *Believes it would be the Township's responsibility to get their engineer's opinion of what the system is capable of handling.*

Frank Corrado:

- *Township should have upper hand since it will be pumping into the Township's system.*

Kimberly Krauss:

- *Mentioned Acme's pump station; further explained.*

Committeemember Donohue:

- *Mentioned those that put money of their own pockets to get this done.*

Frank Corrado:

- *Development on the East side of Grassy Sound.*

Committeemember Donohue:

- *Asked how long they expect the project to take once construction is started.*

Michael DeAngelo:

- *At least 180 days.*
- *Directional drilling less intrusive to the neighborhood.*

Economic Development:

Personnel:

Zoning:

Township Clerk:

PUBLIC COMMENT:

No public comment.

Kimberly D. Krauss, Municipal Clerk

Motion to Adjourn Meeting – 4:50pm

1st: Committeeman Donohue

2nd: Committeeman DeVico

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