

**Cape May Court House, New Jersey  
TOWNSHIP OF MIDDLE  
TOWNSHIP COMMITTEE  
WORK SESSION AGENDA  
February 17, 2021 5:00 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. 26-21 entitled "Establishing Work Session Meeting Nights" which was adopted by Township Committee of the Township of Middle on January 7, 2021.

Members present are Mayor Donohue, Deputy Mayor Gandy, and Committeemember Norris

Business Administrator/Township Clerk Kimberly Krauss, Deputy Township Clerk Andrea Singley, Township Engineer Vincent Orlando & Municipal Solicitor Marcus Karavan

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

Master Plan Reexamination Process

Mayor Donohue:

- Explained Master Plan is required to be reexamined every 10 years. Further explained what the master plan pertains to.
- Discussed efforts to postpone meeting until restrictions were lifted to allow for an in-person meeting but unable to do so
- Explained no actions would be taken during the work session or regular meeting regarding the Master Plan

Vince Orlando, Engineer:

- Discussed timeline of current reexamination of the Master Plan; explained process of reviewing the Master Plan; Spoke of various aspects of the Township in relation to the Master Plan
- Discussed population demographic within Middle Township.

Mayor Donohue:

- Commented on the drop of the over-all population in Cape May County while Middle Township population raises

Vince Orlando, Engineer:

- Explained short term rental changes
- Discussed changed on rental apartments; spoke of various aspects taken into consideration for the changes
- Continued to discussed proposed requirements for rental apartments
- Discussed proposals to allow residents to submit rentals as low-income units which would account as part of the Township's Fair Share Housing number
- Continued to discuss various changes to the Master Plan passed by the Planning Board
- Explained proposal to changes for classifications of marinas

Mayor Donohue:

- Asked what the current classification is for a marina

Vince Orlando, Engineer:

- Stated there currently was no classification of marinas; explained the clarification is up to the zoning officers for determination
- Discussed changes in industrial zones
- Spoke about changes to townhouses and multi-family home setbacks
- Discussed various properties with proposed zoning changes; explained each property's proposed zoning change
- Continued to discuss the various zoning changes of different properties
- Explained that Township Committee must now decide whether to move forward with the recommendations in their entirety or partially
- Recognized in the Master Plan the Rehabilitation of various zones that the Township Committee is currently working on
- Briefly discussed requirement to have public electric vehicles charging stations

Mayor Donohue:

- Asked Vince Orlando to discuss the necessity to complete this reexamination

Vince Orlando, Engineer:

- Explained reasons for thee need to have reexamination adoption completed within the year
- Recommended Township Committee act on the recommended zone changes sooner rather than later

Committeeman Gandy:

- Stated he has all his questions and concerns answered

Committeeman Norris:

- Asked about short-term rental proposal of 7 day minimum

Vince Orlando, Engineer:

- Explained that was the proposal of the Planning Board: spoke of meeting regarding the discussion for the change; explained need for control on length of stay in rentals
- Stated the Township Committee is not bounded by the recommendations of the board

Committeeman Gandy:

- Asked about the concerns were of the parties against the short-rental minimum

Vince Orlando, Engineer:

- Explained reasons some were against the change in length of rental terms

Mayor Donohue:

- Discussed the Township’s current stance on rentals and Air BnB’s; continued to discussed rental properties within Middle Township; agreed Township must come up with further regulations

**DEPARTMENTAL REPORTS AND PROJECT UPDATES:**

**Administration:**

**Finance:**

**Public Works:**

**Engineering:**

**Legal:**

**Tax Collection:**

**Tax Assessment:**

**Construction/Planning/Zoning:**

**Recreation:**

**Police / Animal Control/ Code Enforcement:**

**Buildings and Grounds:**

**Sewer:**

**Economic Development:**

**Personnel:**

**Zoning:**

**Township Clerk:**

**PUBLIC COMMENT:**

Mary Ann Carter Alulis:

- Stated she objects to the proposed zoning change from RC to TC for property located at block 132.01 Lot 31; Asked that the Township work with the new owner, Cape May hospitality to find alternate and more appropriate site; discussed impact it will have on the surrounding properties; further asked why it is considered for some properties but not others.

Mayor Donohue:

- Stated they will take her statement under consideration and explained no action will be taken during the work session or regular meeting.

Mary Ann Carter Alulis:

- Asked why are the surrounding properties considered for some properties and not others

Mayor Donohue:

- Explained it is considered for all properties; further explained consideration for zoning changes is reviewed for what is best for the Township as a whole

Motion to Adjourn Meeting – 5:47 pm

1<sup>st</sup>: Committeeman Norris      2<sup>nd</sup>: Committeeman Gandy

Roll Call Vote: Committeeman Gandy, Committeeman Norris, Mayor Donohue

Andrea N. Singley, Deputy Township Clerk

Minutes prepared by E. Bowman