

**Cape May Court House, New Jersey
TOWNSHIP OF MIDDLE
TOWNSHIP COMMITTEE
WORK SESSION AGENDA
March 1, 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:**

Township Wide Rehabilitation

Mayor Donohue:

- *Thanked Jim Maley for attending meeting.*
- *Explained purpose of discussion to provide overview of concept doing a Township wide rehabilitation; tax abatement for residential and commercial property improvements.*

Jim Maley, Rehabilitation Counsel:

- *Explained that the rehabilitation process is less complicated than the redevelopment process.*
- *Discussed 5-year pilot and lack of eminent domain authority in rehabilitation process.*
- *Spoke of ability to streamline zoning processes; further explained.*
- *Elaborated on the abatement program ground rules such as the program only applying to new construction.*
- *Further explained ability to phase in increase on taxes when improvements are made to existing buildings and structures.*
- *Also discussed ability to exempt up to 30% of an added assessment.*
- *Explained that once area is designated, Township would have the ability to structure a 5-year abatement program however they would prefer; can pick what type of development the Township would like to encourage.*
- *Discussed State law allowing the Township to allow residential property owners an abatement of up to \$25,000.00 in assessed value that their property may be increased due to improvements made.*
- *Also described phase in process for commercial/industrial properties; 30% reduction in existing assessment option available.*
- *Suggested making residential automatic; can make commercial properties automatic for improvements up to a certain level; would recommend bigger projects come to the Governing Body for approval so input can be provided.*
- *Explained the process is not the same as redevelopment as well as differences in standards between the two concepts.*
- *Further explained that the designation is done by Resolution which would need to be reviewed by the Planning Board for comment; no public hearing or notice requirements.*
- *Explained that after the above process is completed, a plan can be developed; would incorporate underlying zoning; can setup any project that come along.*
- *Provided recent County Commons project as an example.*

Mayor Donohue:

- *Asked Mr. Maley what percentage of people he believed would take advantage of this.*

Jim Maley, Rehabilitation Counsel:

- *Responded that the Township would likely see a large residential interest; further explained.*

Mayor Donohue:

- *Discussed doing the process in a "blanket way".*

Jim Maley, Rehabilitation Counsel:

- *Explained deferring the impact of home improvements.*

Committeeman Gandy:

- *Asked if this is something the Township can only do once.*

Jim Maley, Rehabilitation Counsel:

- *Stated that he believes the designation would not expire; would look into that further.*
- *Discussed amending Ordinance as things change, if needed.*

Mayor Donohue:

- *Asked if it can be done on a fixed timetable.*

Jim Maley, Rehabilitation Counsel:

- *Responded that he has not had experience with the same, but there is nothing that states it is not allowed.*
- *Explained slowing the pace of the increased assessments.*

Committeeman Norris:

- *Asked if designation would affect anyone who has done improvements in the last few months.*

Jim Maley, Rehabilitation Counsel:

- Responded that it would only apply to projects and improvements done after adoption of the Ordinance.
Vincent Orlando:

- Questioned the affect on those who come to the Planning Board to obtain approvals for office buildings.
Jim Maley, Rehabilitation Counsel:

- Explained that it would depend on the language of the Ordinance.
- Provided some suggestions to Committee on said language.

Vincent Orlando:

- Asked if there is a concern that the planning process would be abated by this designation.

Jim Maley, Rehabilitation Counsel:

- Responded that all projects will still need site plan approval; any zoning change made on the project still needs to go to the planning board.

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:

Stan Donigar, Rio Grande:

- Asked how this would affect past projects, specifically the old concrete plant on Route 47.

Jim Maley, Rehabilitation Counsel:

- Explained that larger projects, such as the example provided, would likely require a long-term plan; more applicable to smaller sized projects.

Motion to Adjourn Meeting – 5:25pm

1st: Committeeman Gandy

2nd: Committeeman Norris

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

Andrea N. Singley, Deputy Township Clerk

Minutes prepared by E. Bowman