

**Cape May Court House, New Jersey
TOWNSHIP OF MIDDLE
TOWNSHIP COMMITTEE
WORK SESSION AGENDA
May 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 Business Administrator Suzanne Schumann, Deputy Township Clerk Andrea Singley, Township Engineer Vincent Orlando & Municipal Solicitor Marcus Karavan

FLAG SALUTE:**PRESENTATIONS OR DISCUSSIONS:**

Zoning Updates

Mayor Donohue:

- *Discussed reason for re-examination of the Master Plan*

Vince Orlando:

- *Briefly discussed various items suggested to update*
- *Spoke of upgrades of laws regarding short term property rentals*
- *Suggested forming a committee to review suggestions for upgrades to the rental laws*

Mayor Donohue:

- *Asked Kimberly Krauss to speak to discussion with State and Air BnB directly regarding taxing Air BnB's and short-term rentals*

Kimberly Krauss:

- *Explained current hotel and motel occupancy tax*
- *Explained relation between hotel motel tax and short-term rental occupancy tax*
- *Discussed possible revenue collection in relation to the occupancy tax*

Mayor Donohue:

- *Explained the State is already collecting tax on the short-term rentals*

Kimberly Krauss:

- *Stated yes, they are and explained process for the municipality to collect that tax*

Mayor Donohue:

- *Explained reason for the tax*

Vince Orlando:

- *Spoke of planning board suggestions for accessory apartments that are attached for homes*
- *Discussed provisions for those apartments; continued to discuss requirements for a home owner to have an accessory apartment*
- *Mentioned provision to help with fair share housing obligation; explained process of subsidizing this type of apartment; explained its benefits for fair share housing*

Mayor Donohue:

- *Asked if a homeowner choose to subsidize housing would the deed restriction be on just the accessory apartment or the entire property?*

Vince Orlando:

- *Clarified the home owner would have to deed restrict just the apartment; further explained reason for the deed restriction*

Mayor Donohue:

- *Asked if it would be for a stand-alone apartment or an apartment attached to the main unit*

Vince Orlando:

- *Stated all of the above*
- *Spoke of trying not to restrict the apartment type*
- *Discussed purpose behind allowing the apartments*

Mayor Donohue:

- *Asked if typical zoning for the lots still apply to these apartments*

Vince Orlando:

- *Stated yes, they would still have setback control, building controls, parking controls, and height controls*

Mayor Donohue:

- *Asked if they would have separate sewer laterals*

Vince Orlando, Engineer:

- *Stated yes*

Mayor Donohue:

- *Asked what would be the first set for these changes, crafting an ordinance?*

Vince Orlando, Engineer:

- Explained yes, he would work along with the clerk and attorney to provide recommendations for an ordinance to be presented to Committee

Mayor Donohue:

- Stated he likes the recommendation based on offering affordable rentals

Vince Orlando:

- Stated they are trying to keep the younger residents in the community

Committeeman Norris:

- Asked about monetary incentive for the preexisting accessory apartments that may want to choose to turn it into affordable subsidize unit

Vince Orlando:

- Explained if an existing unit can be turned into a set aside yes; explained how the housing helps with the fair share housing

Committeeman Gandy:

- Compared the apartments to the old in law suites that used to be in houses

Mayor Donohue:

- Continued to discuss in-law suites

Committeeman Gandy:

- Stated it is necessary and could spawn more air BnBs
- Asked about possibility of turning into a short-term rental

Vince Orlando:

- Discussed proposed changing the marina zoning

Mayor Donohue:

- Asked if the proposal will change the existing ordinance

Vince Orlando:

- That yes and at the moment the current ordinance does not clearly identify the zoning for marinas
- Explained issues with the current ordinance

Mayor Donohue:

- Agree that the ordinance needs to be clarified

Vince Orlando:

- Gave examples of existing marinas possible zoning designation

Mayor Donohue:

- Asked about usage for marinas with the designation of light industrial type usage

Vince Orlando:

- Explained previous Master Plan designation for marinas

Mayor Donohue:

- Stated he is wary of the word industrial

Vince Orlando:

- Used example of discussion brought up about the INSA facility whether that was manufacturing or industrial; explained a determination

Mayor Donohue:

- Discussed increase in warehouse facilities

Vince Orlando:

- Discussed proposed change in setbacks in the rural zones to be more compatible with the adjacent residential usage
- Further explained reason for the proposed change

Mayor Donohue:

- Agreed about the changes
- Spoke of current project on Goshen Road
- Explained it makes more affordable housing options for people

Vince Orlando:

- Explained planning boards efforts were to try to help make more affordable and transitional housing options for people in the community

Mayor Donohue:

- Stated Middle Township residents have become a younger geographic
- Discussed old geographic selling their larger homes for townhouses and condominiums

Vince Orlando:

- Asked about timeline for implementing the proposed changes

Mayor Donohue:

- Suggested taking the 30 days and having another work session with the proposed changes to get the public input

Vince Orlando:

- Stated the population between ages 25 and 34 has increased the most for 14%

Committeeman Gandy:

- Asked if the Township is facing deadlines to implement these changes as it relates to the Master Plan

Mayor Donohue:

- Stated they are done with the master plan but must now decide which aspects to adopt
- Further explained where the Township stands with the State is working on getting the centers redesignated

Vince Orlando:

- Discussed Master Plan Reexamination timeline

Mayor Donohue:

- Asked for clarification about if the centers will be changed

Vince Orlando, Engineer:

- Further clarified the centers are getting recertified

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:

Tammy Devitt:

- *Asked about turning a garage into a small apartment*

Mayor Donohue:

- *Advised her to contact the zoning department*

Vince Orlando, Engineer:

- *Spoke of variances needed*

Vince Orlando, Engineer:

- *Updated Committee on current projects*

Mayor Donohue:

- *Asked about updates on 2020 Road Project*

Kimberly Krauss:

- *Stated she did not have a timeline on the finishing of the project; explained RVE was waiting on the Teal Road drainage to finish so they could pave all roads at the same time*

Samantha Jones:

- *Asked about plans to place sidewalks on Hand Avenue by 104, 106, 108 and 110*

Mayor Donohue:

- *Stated at that time there were no sidewalk projects planned; explained discussions are beginning to review grant applications and funding for safe streets to transit which is how the most recent sidewalk project was funded on Hand Avenue*

Motion to Adjourn Meeting – 5:38 pm

1st: Mayor Donohue 2nd: Committeeman Norris

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

Kimberly D. Krauss, Township Clerk

Minutes prepared by E.Bowman