

**Cape May Court House, New Jersey
TOWNSHIP OF MIDDLE
TOWNSHIP COMMITTEE
WORK SESSION AGENDA
July 7, 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:**

RE: Proposed Ordinance – Prohibiting
Recreational Use Cannabis Businesses

Mayor Donohue:

- *Discussed law passed regarding recreational cannabis businesses*
- *Spoke if effect the support and the waiting on the approval of the medical marijuana license for INSA facility had on the decision for allowance of recreational cannabis businesses*
- *Commented on the discussions regarding whether or not to allow recreational cannabis businesses*
- *Spoke of the Committee's intent of leaning towards allowing the businesses*
- *Discussed the benefits of allowing this type of business in the municipality*
- *Explained effect the deadline to implement a stance on recreational businesses within the Township*
- *Discussed struggle municipalities have been facing statewide to make a decision*

Marc Karavan:

- *Reviewed proposed Ordinance; explained the ordinance allows the Township to review the law at a later date and reevaluate*

Kimberly Krauss:

- *Spoke of discussion with INSA; explained current stance of INSA's application with the State of New Jersey; further explained that INSA believes there will be a delayed response from the State*

Mayor Donohue:

- *Discussed other States experience with delayed license issuance*
- *Explained the restriction is simply a pause*

Committeeman Norris:

- *Agrees with Mayor Donohue; explained by placing pause on the allowance of recreational cannabis business's now will sill give them time to learn the new laws and reevaluate at a later date*

Committeeman Gandy:

- *Spoke of need to have more guidance and understanding of the new laws*

Chief Leusner:

- *Stated he supports the ordinance; spoke of need to understand laws to help understand how to control it*
- *Discussed guidance received by Chiefs in California*
- *Explained discussions with various individuals from different states to have a better understanding*

Kimberly Krauss:

- *Discussed tour being put together to allow mayors and committees to tour cannabis facilities and the fact that Middle Township has already taken that step*

Committeeman Gandy:

- *Asked Chief Leusner about a test in Europe to test for how long cannabis has been in a person's system*

Chief Leusner:

- *Spoke of test he saw in Canada similar to this; discussed the different variables about the test*

RE: Proposed Ordinance to
Amend Chapter 250 – Mandatory
Affordable Housing Set-Aside

Marc Karavan:

- *Briefly spoke of hearing with Judge Porto regarding the Township's immunity; explained Judge would be allowing the Township to keep their immunity until end of September; discussed purpose for the ordinance; explained he cannot speak further due to be an ongoing potential litigation*

Mayor Donohue:

- *Discussed process for Affordable Housing compliance; explained Covid's effect on the process*

Vince Orlando:

- *Explained the ordinance will affect the Town Center District; discussed who the ordinance will affect*
- *Further explained requirements of when the ordinance would come in effect*

Marc Karavan:

- Spoke of work done regarding master plan prior to the Ordinance
- Explained Middle Township is unique as it is the largest municipality geographically in Cape May County and the 8th largest in the State; further explained that Judge Porto has taken these factors into consideration

Mayor Donohue:

- Spoke of operating in good faith

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 Doniger, Rio Grande:

- Asked about incentives in regards to the affordable housing

Mayor Donohue:

- Clarified the percentage that the developer must set aside for affordable housing and the incentive by the Township to allow the developers to increase their development slightly

Stan Doniger, Rio Grande:

- Asked if the process is in perpetuity or for a certain period of time

Marc Karavan:

- Discussed 30-year window; further explained

Stan Doniger, Rio Grande:

- Asked how the matter affects the Master Plan

Marc Karavan:

- Stated it is difficult to determine what the law would be 30 years from the present
- Further explained the process

Mayor Donohue:

- Explained understanding of the law for affordable housing is now missed into the general housing around the entire municipality than a specific development separates from the township in a specific area

Marc Karavan:

- Explained diversity including veteran housing, low income, senior citizens, etc.
- Spoke of the spreading out of affordable housing units

Stan Doniger, Rio Grande:

- Mentioned mobile home parks and questioned why they cannot be included

Mayor Donohue:

- Spoke of affordable housing counsel indicating it would be difficult to include those units and explained the reasons behind the same

Stan Doniger, Rio Grande:

- Asked if there is money from the state or federal government to help builders

Mayor Donohue:

- Explained there is no money from either entity

Marc Karavan:

- *Spoke of benefits that came out of the meeting with Judge Porto; mediation in early August with Judge Perskie as the mediator*

Motion to Adjourn Meeting – 5:28 pm

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