

**Cape May Court House, New Jersey  
TOWNSHIP OF MIDDLE  
TOWNSHIP COMMITTEE  
WORK SESSION AGENDA  
November 15, 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 Osmundsen, Deputy Business Administrator Suzanne Schumann, Deputy Township Clerk Andrea Singley, Township Engineer Vincent Orlando & Municipal Solicitor Marcus Karavan

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

Amendment to Chapter 175, Mobile and Manufactured Homes

*Kimberly Osmundsen:*

- *Indicated that the requestor was not present, but explained that the Township was in contact with their attorney.*

*Mayor Donohue:*

- *Discussed need for affordable housing and stated that this could help with that*
- *Questioned previous administration's reason for prohibiting expansion of Mobile Home Parks*

*Kimberly Osmundsen:*

- *Spoke of lack of ratables from Mobile Home Parks*
- *Mentioned previous applications for expansions that were denied*
- *Stated she was unsure of the rationale behind the decision but can only assume*

*Vincent Orlando:*

- *Spoke of movement to expand campground licenses many years ago; thought was that the Mobile Home Parks didn't add value*
- *Agreed with Mayor Donohue with regards to affordable housing units*

*Marc Karavan, Township Solicitor:*

- *Spoke of conversation with Affordable Housing Counsel, Michael Jedziniak; controls could be put in place*
- *Mentioned parks having the same standard as Conifer*

*Kimberly Osmundsen:*

- *Discussed previous conversations with regard to topic that would require the park owners to obtain deed restrictions and provide various financials based on income of residents in the park*

*Mayor Donohue:*

- *Stated he was referencing affordable housing for residents, not necessarily in relation to COAH*
- *Spoke of benefits of the additional affordable housing and new mobile home park housing styles*
- *Discussed current affordability for younger residents*

*Committeeman Gandy:*

- *Spoke of language of "expansion" versus "new"*

*Mayor Donohue:*

- *Discussed land where proposed Mobile Home Park would be located*

*Kimberly Osmundsen:*

- *Indicated that we could reach out to the owner to reschedule for a future work session*

*Committeeman Norris:*

- *Asked if the Township allows one expansion, if it would open the door for others*

*Kimberly Osmundsen:*

- *Responded yes*

*Marc Karavan, Township Solicitor:*

- *Explained the Ordinance could not be amended to allow one particular expansion*

*Vincent Orlando:*

- *Reviewed process of amending various Ordinances, including Zoning Ordinances, to allow the expansion*

*Committeeman Gandy:*

- *Asked how many licenses are currently issued*

*Andrea Singley:*

- *Responded that there are about 14 licensees*

**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:*

- *Discussed differences between older mobile homes and newer models*

*Mayor Donohue:*

- *Mentioned need to create an ordinance to allow certain types of mobile homes*

*Stan Donigar, Rio Grande:*

- *Suggested more of a conifer-type of apartment versus park expansions*

*Mayor Donohue:*

- *Spoke of current mobile home parks*

*Committeeman Gandy:*

- *Discussed current average prices of homes in Middle Township*

*Stan Donigar, Rio Grande:*

- *Continued to ask various questions and provide suggestions to achieve the goal of affordable housing for Township residents*

*Mayor Donohue:*

- *Spoke of housing market in other municipalities*

*Committeeman Gandy:*

- *Mentioned difficulty for the average resident to afford a home in the current market*

*Mayor Donohue:*

- *Continued to discuss COAH*

*Vincent Orlando:*

- *Spoke of new master plan re-examination to allow associate apartments on single family homes; could help with inexpensive places to live*
- *Discussed various benefits of these type of apartments*

*Mayor Donohue:*

- *Expressed need to put restrictions on the category of apartments being discussed*

*Vincent Orlando:*

- *Explained provisions of master plan; revisit with planning board in the new year*

*Ed Dillio, Cape May Court House:*

- *Spoke of the community and level of education that Middle Township has*
- *Discussed issues finding an inexpensive rental property for a family member*
- *Commented on quality of conifer apartments but there is a waitlist*

Motion to Adjourn Meeting – 5:25pm

1<sup>st</sup>: Committeeman Gandy

2<sup>nd</sup>: Committeeman Norris

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

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Andrea N. Singley, Deputy Township Clerk