

**Cape May Court House, New Jersey
TOWNSHIP OF MIDDLE
TOWNSHIP COMMITTEE
WORK SESSION AGENDA
December 20, 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:**

Proposed Shared Services Agreement
with the Borough of Stone Harbor –
Public Works Facility

Mayor Donohue:

- *Thanked everyone involved for coming out to discuss the concept of the proposed facility; provided brief background and goals for the night's discussion*

Mayor Judy Davis Dunhour, Stone Harbor:

- *Thanked Committee; explained 514 N. Wildwood Blvd currently privately owned; further explained they would like the move their Public Works Department to this location; discussed government buildings located within Middle Township already and being sensitive to the same with regard to taxes; provided history on the property; suggested a shared service to help prevent loss of revenue; spoke of intentions to be good neighbors and working together to better both towns*

Administrator Bob Smith, Stone Harbor:

- *Reiterated appreciation for being invited to discuss the concept; explained goals to come up with a model that can be duplicated throughout the state; discussed criteria of proposed site; spoke of flooding issues and potential property damage due to sea level rise; discussed financial position of the Borough and bringing debt down with the proposed facility; expressed opinion that a shared service would make sense to both parties; explained goal of the agreement*
- *Spoke of opportunity to provide a fueling station for Middle Township Police Department and Public Works Department and a possible salt barn; discussed continuing to provide skilled labor on emergent basis; commented on a study of traffic patterns in the area of the proposed site; spoke of showcasing the project and possible grants for planning implementation; discussed Middle Township as the County seat and acknowledged zero ratable properties; discussed cash payments for deficits*

Mark DeBlasio, Stone Harbor Engineer:

- *Review conceptual plans distributed to Committee: explained construction of 9 packer bays and 13 parking spots, 3,000 ton sat barn and 3 above ground fuel tanks; discussed perimeter fencing and landscaping and repaving; spoke of storm water facilities behind the packer bays and the possible repaving of Maryland Ave from North Wildwood Boulevard to Perching Avenue*

Mayor Donohue:

- *Asked if bays are open fronted*

Mark DeBlasio, Stone Harbor Engineer:

- *Stated closed door; explained new items would conform to Middle Township requirements; continued to discuss particulars of the parcel and review displays of existing conditions versus proposal*

Mayor Donohue:

- *Asked where the employees would park*

Mark DeBlasio, Stone Harbor Engineer:

- *Stated the truck spaces in the front would be for employees totaling 17 spots*

Mayor Donohue:

- *Asked how many employees Stone Harbor Public Works has*

Administrator Bob Smith, Stone Harbor:

- *Clarified that the proposal is not to move all of their Public Works but only partial operation; stated they intend to keep a significant number of employees on the island*

Mayor Donohue:

- *Asked if conversation had been had with the state regarding egress and traffic flow*

Grant Russ, Stone Harbor Public Works Superintendent:

- *Stated the intention if to use the parkway entrance and not use bayberry or golf club road; explained the County would be working on the 96th street bridge in the near future*
- *Reiterated good neighbor concept; stated the intent is to do major improvements to the property as indicated in the photos provided and their goal is to make Middle Township "whole" at the end; reviewed pros of Middle Township entering in an agreement and discussed facility improving the area*

Mayor Donohue:

- Spoke of learning as much as he could about the project and how it would impact the Township and its residents; asked about daily operations

Grant Russ, Stone Harbor Public Works Superintendent:

- Stated during the summer months large packers would be in the closed door bays; discussed employee presence at the site; proposing using the existing building as a mechanic shop; stated the only other service at the site would be fueling; explained there would be minimum traffic in and out of the building

Committeeman Gandy:

- Asked about trash trucks

Grant Russ, Stone Harbor Public Works Superintendent:

- Explained trash trucks run 7 days a week during the summer

Mayor Donohue:

- Asked if landscaping is privatized

Grant Russ, Stone Harbor Public Works Superintendent:

- Stated it was not

Mayor Donohue:

- Asked about wash downs

Grant Russ, Stone Harbor Public Works Superintendent:

- Stated the wash-down station would remain in Stone Harbor; explained the septic and well at the proposed site could not handle it

Mayor Donohue:

- Asked if winter would hold the same function for the site but with less volume

Grant Russ, Stone Harbor Public Works Superintendent:

- Stated yes and further explained that trash is picked up 3 times per week in the winter

Mayor Donohue:

- Asked about the timetable

Grant Russ, Stone Harbor Public Works Superintendent:

- Stated there is no timetable until the property is obtained

Administrator Bob Smith, Stone Harbor:

- Stated it depends on approval process; explained they are hoping for interpretation that governmental use would be a conditional permissible use in a residential zone; provided rough timeline

Mayor Donohue:

- Asked about conditional government review; further asked if this it is a courtesy review

Administrator Bob Smith:

- Stated he believes it would go to planning board; asked for determination of no use variance being required

Mayor Donohue:

- Asked about grants and funding

Administrator Bob Smith, Stone Harbor:

- Stated they do not have specific grant information; explained they have information from the State that they are strongly encouraging more shared services; discussed soft cost reimbursement

Kimberly Osmundsen:

- Thanked all for attending; reiterated entire complex would not be moving

Mayor Judy Davis Dunhour, Stone Harbor:

- Confirmed it would not

Kimberly Osmundsen:

- Asked if existing building would be a mechanic's garage

Grant Russ, Stone Harbor Public Works Superintendent:

- Stated it would be for storage overflow of different departments

Kimberly Osmundsen:

- Asked for confirmation on the Route

Grant Russ, Stone Harbor Public Works Superintendent:

- Stated they cannot use either bridge

Kimberly Osmundsen:

- Explained route; asked if Pershing Ave would be used

Grant Russ, Stone Harbor Public Works Superintendent:

- Stated they have no intention of using Pershing Ave at all nor Bayberry or Golf Club drive

Kimberly Osmundsen:

- Asked about the number of employees

Grant Russ, Stone Harbor Public Works Superintendent:

- Explained they would have 4 packers during summer with 2 to 3 mechanics and a supervisor; further explained they would have 10 employees at the most

Kimberly Osmundsen:

- Asked if vehicles are currently fueled in Stone Harbor

Grant Russ, Stone Harbor Public Works Superintendent:

- Spoke of age of tanks in Stone Harbor; stated they do not use Crest Haven Complex for fueling; explained all their Public Works, Police Department and Fire Department Vehicles will fuel at the proposed station as well as two town owned vehicles

Administrator Bob Smith, Stone Harbor:

- Spoke of strong argument of conditional use; spoke of ordinance allowing for governmental use in a residential zone; further explained it is not subject to zoning board use variance

Committeeman Norris:

- Asked if hazardous materials would be stored

Grant Russ, Stone Harbor Public Works Superintendent:

- Stated no

Mayor Donohue:

- Asked about trucks used for salting

Grant Russ, Stone Harbor Public Works Superintendent:

- Explained 590 loaders in-use during storm situations; spoke of fencing minimizing noise for residents

Mayor Donohue:

- Set parameters for public comment

Robert Flynn, Middle Township Superintendent of Public Works:

- Spoke of concern for existing shared services agreements that are already in place

Mayor Donohue:

- Stated they will seek input from department heads and professional

New Jersey Department of Agriculture
Gypsy Moth Suppression Program – 2022

Kimberly Osmundsen:

- Spoke of study conducted for Middle Township; explained 7 blocks roughly 796 acres have some sort of egg mass number that spraying is recommended for; explained the cost was not prepared for with the budget; spoke of need to advise the State if the Township wishes to Participate; explained the cost would be \$55-\$60 per acres totaling approximately \$49,000 to \$53,000; explained they received grant funding in 2016; reviewed process and other municipalities in the County that are participating; further reviewed conditions of participation

Mayor Donohue:

- Asked about deadline

Kimberly Osmundsen:

- Explained November 30th; stated they waited for this discussion and they cannot commit conditionally

Committeeman Gandy:

- Asked about costs included and soft costs

Mayor Donohue:

- Spoke of right to reject a bid

Kimberly Osmundsen:

- Explained the State handles bidding process; reviewed map of areas in need of treatment as well as areas that the State recommends get treated twice which is 96 acres

Committeeman Gandy:

- Discussed total acreage needed to be sprayed

Kimberly Osmundsen:

- Spoke of Big Timber Campground; explained they have asked that the Township commit to spraying as it is financially difficult for them to be able to complete themselves; spoke of different methods that property owners can utilize if the Township does not participate; explained cost not being budgeted for

Mayor Donohue:

- Spoke of discrepancies in facts being received

Kimberly Osmundsen:

- Reviewed methods of treatment for property owners from the State website despite private owners indicating that the state has informed them that they would only contract with the Municipality

Ms. Pizzica, Sun Communities:

- Discussed concerns and difficulties finding contractors; stated Sun is willing to help with cost for spraying and mailings

Kimberly Osmundsen:

- Asked State for block and lots list to determine how many property owners would need to be notified; explained they could not get a list so there is no way of calculating the possible cost; explained stated can possibly provide a 50% reimbursement but it is not guaranteed; explained reimbursement process; discussed differences in report numbers and costs associated

Mayor Donohue:

- Asked about where the cost would fall in the budget

Kimberly Osmundsen:

- Discussed where funds would have to be allocated from

Robert Flynn, Superintendent of Public Works:

- Spoke of Public Works budget line item for spraying; discussed variable costs that could possibly be associated with the spray

Kimberly Osmundsen:

- Spoke of difficulties with Public Works staffing

Committeeman Gandy:

- Asked about past spraying and costs

Kimberly Osmundsen:

- Discussed costs associated with past spraying

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:

Motion to Adjourn Meeting – 5:59 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