

**Cape May Court House, New Jersey
TOWNSHIP OF MIDDLE
TOWNSHIP COMMITTEE
WORK SESSION AGENDA
December 6, 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, Township Engineer Vincent Orlando & Municipal Solicitor Marcus Karavan

FLAG SALUTE:**PRESENTATIONS OR DISCUSSIONS:**

Amendment to Chapter 175, Mobile and Manufactured Homes

Tom Hillegass - Monzo, Catanese, Hillegass:

- Discussed location of property; explained the lot is about 4 acres; further explained there is a different Mobile Home Park located next to the proposed property; stated there is about 36 proposed mobile homes

Louis Altobelli:

- Discussed ideas when property was initially purchased

Tom Hillegass, Monzo, Catanese, Hillagass:

- Referenced proposed site plan

Bill Gilmore:

- Reviewed site plan for the proposed park presented to Committee; about 36 units in the park; discussed size of each unit and lots; discussed storm water management features within the park; continued to discuss various features within the park

Tom Hillegass, Monzo, Catanese, Hillegass:

- Discussed various business currently in the same area

Brian Sudell:

- Spoke of various benefits of the area; stated there would be public sewer within the community; explained they would not have individual lots that people could just rent or sell on their own

Mayor Donohue:

- Asked if the units are owned

Louis Altobelli,

- Explained that's he plans to purchase the units himself then have the owners come in the choose the colors they want but all units will match; further discussed

Tom Hillegass – Monzo, Catanese, Hillegass:

- Commented on income of the park in conjunction with the tax assessment

Louis Altobelli:

- Discussed sewer connection

Mayor Donohue:

- Asked if the south side of the park would have a buffer between that and village drive

Louis Altobelli:

- Explained there is currently a fence but could add trees or a privacy fence

Mayor Donohue:

- Asked about egress on Route 9

Tom Hillegass – Monzo, Catanese, Hillegass:

- Stated they have not yet approached the state

Committeeman Gandy:

- Explained there are various problems that he can see from a planning board prospective

Tom Hillegass – Monzo, Catanese, Hillegass:

- Stated there was still a lot of work to be done but wanted to start with the Township Committee

Kimberly Osmundsen:

- Explained it is not only an expansion for licenses but multiple other items that would have to be amended within the ordinance such as the amount of land required

Louis Altobelli:

- Explained the proposed lot has 4 acres

Kimberly Osmundsen:

- Discussed land limitations currently in the ordinance; further explained that this is not only a request for license expansion but an over haul of the current ordinance

Tom Hillegass – Monzo, Catanese, Hillegass:

- Discussed request for increase for licenses

Kimberly Osmundsen:

- Asked for clarification about what changes they are exactly requesting

Tom Hillegass – Monzo, Catanese, Hillegass:

- Discussed various aspects of the ordinance they request change

Louis Altobelli:

- Discussed plan to install smaller units

Mayor Donohue:

- Asked about the square footage of each unit

Committeeman Gandy:

- Stated it looked like there were 3 different sizes proposed

Bill Gilmore:

- Reviewed the various sizes of the proposed units

Mayor Donohue:

- Clarified the ordinance was last revised in 1985; asked who was given the last license

Kimberly Osmundsen:

- Stated she was unsure who was issued the last license

Tom Hillegass – Monzo, Catanese, Hillegass:

- Clarified that 4 out of 15 licenses have more than 25 acres

Kimberly Osmundsen:

- Explained they were most likely grandfathered

Louis Altobelli:

- Explained the lot is bigger than his current Mobile Home Park, Shellbay

Tom Hillegass, Monzo, Catanese, Hillegass:

- Discussed various other parks and their acreage; Spoke of uncertainty if all 15 licenses are currently active

Committeeman Gandy:

- Asked about park age restrictions

Louis Altobelli:

- Discussed age geographic at his current mobile home park; stated he is trying to cater to couples with at most one child or seniors

Mayor Donohue:

- Asked about price point

Louis Altobelli:

- Stated about \$500-\$550 a month; explained they will be under rent control

Tom Hillegass, Monzo, Catanese, Hillegass:

- Spoke of efforts to provide lower priced housing; Discussed cost of actual units

Louis Altobelli:

- Clarified the cost to be about \$65,000-\$70,000 a unit and explained he will sell at cost

Committeeman Norris:

- Clarified cost of units and rent costs; asked if the prices will cover the costs to maintain the property and park

Louis Altobelli:

- Explained costs will be included

Vince Orlando:

- Stated the last license obtained was in the late 70s; explained this project will require an affordable housing set aside at the Zoning Board level

Mayor Donohue:

- Explained they will have to review and see what doors this may open by amending the ordinance to allow the additional license and mobile home park

Ed Dillio, CMCH:

- Asked if the park will be open year round

Louis Altobelli:

- Clarified yes year round

Ed Dillio, CMCH:

- Asked if the park will be age restricted

Louis Altobelli:

- Stated there will be no age restrictions

Ed Dillio, CMCH:

- Asked if the units will be small and about 3 bedrooms

Louis Altobelli:

- Stated the units will not be three bedrooms and will be smaller units: explained difference with this application is that it is being proposed next to a pre-existing mobile home park; discussed expansion of already existing mobile home parks

Vince Orlando:

- Discussed expansion restriction language in the ordinance

Louis Altobelli:

- Spoke of his understanding of expanding mobile home parks

Vince Orlando:

- Explained there was once language in the ordinance but that was later removed

Kimberly Osmundsen:

- Further explained current expansion clause in the ordinance

Vince Orlando:

- Asked how many licenses in the township are currently not active

Tom Hillegass, Monzo, Catanese, Hillegass:

- Stated he was unsure

Kimberly Osmundsen:

- Stated she was unsure and would have to look into how many were licensed last year

Committeeman Norris:

- Asked how many units are being proposed

Louis Altobelli:

- Stated 36 units; discussed efforts to revitalize the area

Tom Hillegass, Monzo, Catanese, Hillegass:

- Stated he will provide Committee with details on the specific sections of the code they are requesting be changed

Mayor Donohue:

- Clarified they will need that and will have to look further into the reason the ordinance was set as it currently is

Stan Doniger, Rio Grande:

- Asked if there is anyway to get credits for the entire park to be part of affordable housing

Mayor Donohue:

- Explained difficulties to have entire park credited

Vince Orlando:

- Asked about putting manufactured homes on permanent foundations

Louis Altobelli:

- Stated no

Mayor Donohue:

- Discussed the opening of other requirements

Committeeman Gandy:

- Discussed the development of Lee Lane

Vince Orlando:

- Discussed deed variances used for that development

Mayor Donohue:

- Explained he understands the request but they must look into all factors that will have to be taken to change the ordinance

Kimberly Osmundsen:

- Asked about possibilities of the lot

Vince Orlando:

- Discussed density of the lot in relation to the lots area of designation

Kimberly Osmundsen:

- Stated there is sewer connection at the location

Tom Hillegass, Monzo, Catanese, Hillegass:

- Explained they could possibly create a hybrid park

Vince Orlando:

- Discussed benefits of manufactured homes

Tom Hillegass, Monzo, Catanese, Hillegass:

- Explained they will get a list of proposed changes together and a hybrid park proposal to present to Committee

Vince Orlando:

- Reference Osprey Park as an example

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 – 5:40 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