

**Cape May Court House, New Jersey
TOWNSHIP OF MIDDLE
TOWNSHIP COMMITTEE
WORK SESSION AGENDA
October 17, 2022 4:00 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. 37-22 entitled "Establishing Work Session Meeting Nights" which was adopted by Township Committee of the Township of Middle on January 4, 2022.

Members present are Mayor Donohue, Deputy Mayor Gandy, and Committee member Norris

Business Administrator/Township Clerk Kimberly Osmundsen, Deputy Business Administrator Suzanne Schumann, Deputy Township Clerk Emily Bartleson, Township Engineer Vincent Orlando & Steven Morris for Municipal Solicitor Marcus Karavan

FLAG SALUTE:**PRESENTATIONS OR DISCUSSIONS:**

Request for Rent Leveling Board COLA
increase

Mayor Donohue:

- *Discussed request and correspondence received from the rent leveling board regarding rent level increase*

Steve Morris:

- *Discussed rent leveling cap; explained how cap has affected landlords in current climate; explained proposed increase changes*

Mayor Donohue:

- *Asked when cap went into effect*

Steve Morris:

- *Discussed limited knowledge of initial determination of cap*

Mayor Donohue:

- *Reviewed increases over the years*

Steve Morris:

- *Further discussed*

Committeeman Gandy:

- *Clarified the increase would be 3.5% each year*

Steve Morris:

- *Explained establishment of cap each year*

Matt Unsworth, Rent Leveling Board Member:

- *Discussed various mobile home parks he owns*
- *Spoke of disagreement of the 3.5% and reason he would like that number increased*

Mayor Donohue:

- *Clarified his understanding*

Matt Unsworth, Rent Leveling Board Member:

- *Explained difference between Middle Township and his park located in Egg Harbor Township*

Lou Altobelli:

- *Spoke of various mobile home parks he owns; explained increases in other municipalities where his mobile home parks are located*
- *Spoke of discussions with tenants regarding the increase request*

Steve Boyle, Garden Woods South:

- *Spoke of various mobile home parks he owns*
- *Discussed caps in other municipalities*
- *Stated he does not agree with the 3.5% increase*

Matt Unsworth, Rent Leveling Board Member:

- *Asked about possibility in making the increase retroactive*

Mayor Donohue:

- *Explained ordinances take time*
- *Deferred to legal*

Steve Morris:

- *Stated he would like into it but most likely cannot make it retroactive*
- *Gave other options*

Lou Altobelli:

- *Explained disagreement with Steve's options*

Stan Doniger, Rio Grande:

- *Asked about statistics of social security collections*

Mayor Donohue:

- *Stated he did not have the statistics; further discussed social security collection*

Lou Altobelli:

- *Explained reason for reference to people who collect social security*

Mayor Donohue:

- *Explained he understands their stance and Committee would take that into consideration*

Matt Unsworth, Rent Leveling Board Member:

- *Spoke of reasonable rates of returns and Township CIP*

Steve Morris:

- *Further explained reasonable rate of returns safe guards*

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: NONE

Motion to Adjourn Meeting – 4:19 pm

1st: Committeeman Gandy 2nd: Committeeman Norris

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

Kimberly D. Osmundsen, Township Clerk

Minutes prepared by E. Bartleson