

**Cape May Court House, New Jersey  
TOWNSHIP OF MIDDLE  
TOWNSHIP COMMITTEE  
WORK SESSION AGENDA  
February 21, 2024 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. 31-24 entitled "Establishing Work Session Meeting Nights" which was adopted by Township Committee of the Township of Middle on January 3, 2024.

Members present are Mayor Leusner, Deputy Mayor Gandy, and Committeemember Norris

Business Administrator/Township Clerk Kimberly Osmundsen, Deputy Township Clerk Emily Bartleson, Deputy Business Administrator Suzanne Schumann, Township Engineer Vincent Orlando & Municipal Solicitor Matt Rooney

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

Goshen Complex Improvements – Vince Orlando

*Kurt Himstead, Middle Township Hockey Association, gave background on the Hoskey Association's request to the Township to assist with the repaving of the Hockey Rink. Explained maintenance of the rink that the association has done through the years.*

*Mayor Leusner asked if they can get through the remainder of this season.*

*Kurt Himstead, Middle Township Hockey Association, stated yes.*

*Vince Orlando discussed meeting he had with the association at the rink. Explained plan for repaving of the court.*

*Kimberly Osmundsen asked about the difference in pricing from the original quote.*

*Vince Orlando explained the cost difference. He stated that he believes the resurfacing he is proposing would last them about 10 years with a cost of approximately \$47,000.00.*

*Gene Hall, Middle Township Hockey Association President, explained the last resurface was 2 years prior and discussed the project process. Explained the rink is getting worse and has certain areas that are worse than others. He then expressed his concern of milling 2" of the existing asphalt.*

*Vince Orlando discussed the structural favor to the asphalt. He explained that he believes the issue is the finishing of the asphalt on the court currently and reiterated that his process of fixing the court should last them another 10 years.*

*Mayor Leusner asked if they have a determination of what is causing the current issues with the court.*

*Vince Orlando stated he is unsure, explained the isolated area was most likely caused during the asphalt process, that they may have rolled too many times which created the low point.*

*Committeeman Gandy asked the price of the last resurfacing.*

*Gene Hall, Middle Township Hockey Association President, stated about \$30,000.00 and they did not mill the surface but just topped the asphalt. Explained the low areas on the court have been the same low areas for 10 years.*

*Committeeman Gandy agreed that milling of 2" of the existing asphalt will help with the issues.*

*Kimberly Osmundsen asked if there was a warranty on the work that had been done.*

*Gene Hall, Middle Township Hockey Association President, explained there was but it only lasted about 90 days. He then discussed the different companies that completed the asphalt and the sealing.*

*Vince Orlando asked if they raised the side boards in the previous project.*

*Gene Hall, Middle Township Hockey Association President, stated yes.*

*Vince Orlando continued to discuss the issues with the side boards. Explained plan to lower the boards to allow for water drainage.*

*Mayor Leusner explained that this is a project that they would have to plan for in the capital budget which they are currently in the process of working on.*

*Gene Hall, Middle Township Hockey Association President, confirmed they are good they get through the season but they will need to have it completed by October for the upcoming season.*

*Kimberly Osmundsen explained that the capital would be approved in the summer then the Township would have to allow time to bid out the project.*

*Gene Hall, Middle Township Hockey Association President, asked if that work can be done in the summer heat.*

*Committeeman Gandy stated yes.*

*Vince Orlando further explained that typically 45 degrees and higher is preferable for asphalt work to be done and the higher the temperature the better. Further discussed the grade of the asphalt this project will require.*

*Chuck McDonnell, Middle Township Hockey Association, asked if this price includes them coming back to redo the lines.*

*Vince Orlando confirmed it includes everything. Stated he will allow the association to look over the spec for color approvals.*

*Mayor Leusner stated he wants to ensure the rink lasts for a substantial amount of time for the kids to enjoy.*

*Chuck McDonnell, Middle Township Hockey Association, raised concerns of being able to be ready for the new season in October.*

*Kimberly Osmundsen reiterated the timeline for establishing the capital budget and bidding process.*

*Vince Orlando stated it could be tight.*

*Kurt Himstead, Middle Township Hockey Association President, asked about bid timeline process.*

*Vince Orlando explained they need about 4-6 weeks for bidding and then reviewed the possible timeline one the entire project.*

#### Update to Gravel Pit Ordinance – Vince Orlando

*Vince Orlando discussed the key items of the ordinance changes. The first change would be to change from a 1-year to 3-year renewal period. He also recommended changing two different elements, a reclamation plan and restoration plan guarantee. Explained the for the need to have both plans such as if the pit goes out of business. Stated he believes the owners will be happy with the 3-year renewal option. Lastly, he discussed the raise of fees for renewals.*

*Vince Orlando discussed the 3 pits currently in the township that are inactive and suggested making an inactive status under the ordinance as well.*

*Vince Orlando explained the new cycle would begin December 2024 and continue from there.*

*Mayor Leusner asked about other town's renewal process'.*

*Vince Orlando explained most municipalities have a 3–5-year renewal period.*

*Committeeman Gandy asked about the size and number of pits in other municipalities.*

*Vince Orlando discussed pits in other municipalities that he reviews.*

*Committeeman Gandy asked who owns the 75-acre pit.*

*Kimberly Osmundsen reviewed all the Township's gravel pits.*

*Committeeman Gandy asked if our fees are in line with other municipalities.*

*Vince Orlando stated yes and that he has been advising the pit owners of the possible upcoming changes as he has gone out for gravel pit inspections. He explained the engineering costs associated with the gravel pit owners that have-to-have renewals every year. He further explained the only request he has received from the owners is to increase the depth allowance of the pits. He discussed a depth increase that Upper Township had completed and explained he is unsure that this is a section that Middle Township needs to review.*

*Kimberly Osmundsen explained many of the pits have adjoining residential owners close by.*

*Mayor Leusner asked why the ordinance is written as it currently is.*

*Kimberly Osmundsen explained the engineer at the time the ordinance was rewritten had requested the revamp.*

*Committeeman Gandy asked about the need for the restoration plan guarantee.*

*Vince Orlando explained what a restoration plan guarantee would entail.*

*Committeeman Gandy raised concerns about the pit owner's recreation to these updates.*

*Vince Orlando stated he has not yet reviewed the entirety of the changes with the owners but he will show them and suggest them coming to a work session for discussion.*

*Kimberly Osmundsen suggested as he completes the final inspections for the gravel pits that he brings a copy of the proposed ordinance for feedback from the owners.*

*Kimberly Osmundsen asked for confirmation that the gravel pits he is currently working to inspect will be good for 3 years.*

*Vince Orlando clarified that the current one will be good through this year and then they will submit their new plans by September 1<sup>st</sup> of this year and those renewals will be good for 3 years.*

*Mayor Leusner asked if Upper Township or Dennis Township have a guarantee.*

*Vince Orlando asked about looking into a legal document that holds the owners accountable so that a property cannot be sold until the restoration plan is completed or a legal document that binds them in general to the restoration plan.*

*Matt Rooney suggested changing the restoration plan requirement date to January 1<sup>st</sup> just in the case that there is a new property owner.*

*Vince Orlando clarified that he wants the restoration plan to be specifically for the pit not whoever owns the property. Continued to review the purpose of the requirement.*

*Mayor Leusner asked about scenarios where the Township would be left with a hole in the ground on these properties. Also asked if this is for when the pit is no longer being operated and active.*

*Vince Orlando confirmed that this plan will be required for once the owners come in and state, they no longer plan to operate the pit and apply for their license.*

*Mayor Leusner asked if it can be built into the ordinance to require that after a certain amount of time that the pit must be restored or face a fine.*

*Matt Rooney explained issue with that could be whatever reason that the pit became inactive.*

*Vince Orlando agreed with discussing with the owners first their plans for restoring the possible end of operation and go from there to determine a legal way to regulate the restoration.*

*Committee and Professionals went back and forth suggesting different options to hold owners accountable for the restoration.*

*Vince Orlando explained he is going to put in the restoration section and then take the ordinance to the owners for review and invite them to a work session for discussion.*

## **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 – 4:58 pm

1<sup>st</sup>: Committeeman Gandy                      2<sup>nd</sup>: Committeeman Norris

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

---

Kimberly D. Osmundsen, Township Clerk

Minutes prepared by: E. Bartleson