

**Cape May Court House, New Jersey
TOWNSHIP OF MIDDLE
TOWNSHIP COMMITTEE
WORK SESSION AGENDA
April 22, 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:**

James Maley – Rio Grande Redevelopment Area

James Maley explained tonight's item is a reworking of the development area for a more focused concentrated area. Explained the County's impact on this project. Further explained resolution scheduled for the regular meeting would replace the original resolution approved.

Vince Orlando explained the effort to concentrate on particular areas in need of redevelopment and staying away from residential areas. Advised one of these sites is the Cardille site and discussed the history of the property. He discussed the property's spot on the center's designation and the need for it to be included in redevelopment designation as well.

James Maley explained the next steps for a preliminary investigation to determine if the area qualifies as a redevelopment area involves the Planning Board. He further explained this is a condemnation redevelopment area so the Township will retain the right for condemnation redevelopment but that condemnation is not only a last resort but also a very extensive and expensive process.

Mayor Leusner asked about the timeline for the Planning Boards investigation and to receive their recommendations and findings.

James Maley estimated 60 day.

Vince Orlando confirmed 60 days.

Mayor Leusner asked if they choose to move forward with the Planning Board recommendations what would be the process to entice developers.

James Maley discussed the process to engage with developers and the benefits of the designation with these discussions.

Mayor Leusner asked about the possibility of residential properties on the Cardille site and what the requirements would be.

Vince Orlando discussed CAFRA requirements.

Mayor Leusner further asked how the redevelopment designation could affect the center's designation of that area.

James Maley stated the designation as a redevelopment may benefit the area.

Mayor Leusner asked if the redevelopment can protect a potential residential development from the center's designation determination if they choose to not include it in the designation.

Vince Orlando discussed the Township's first round of their center's designation versus the current process and struggles they are facing.

Mayor Leusner continued to express concern on how the impact the center's designation determination could have on these redevelopment designations.

Vince Orlando continued to review the concerns of the State regarding the center's designation.

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 Doniger, Rio Grande, asked about redevelopment of the plot across from Wawa.

Vince Orlando explained that everything on the map was being considered.

Stan Doniger, Rio Grande continued to ask about various areas in Rio Grande and if they were being considered.

Vince Orlando explained the impact wetlands has on some of the areas.

Stan Doniger, Rio Grande continued to discuss various areas and asked if they fall into the condemnation.

Mayor Leusner advised that all the areas within the map can be considered under condemnation.

Stan Doniger, Rio Grande asked about possible development of old concrete plant in Rio Grande.

Mayor Leusner explained there is a potential town house project for that area but has not come forward yet. He further explained if the developer moves forward there would be a public meeting regarding the project.

Joe Manni, Rio Grande, asked about the possible development plan. Mayor Leusner explained they have not seen any plans yet.

Joe Manni, Rio Grande, expressed concern with multiple housing development and impact that it may have on schools. He further expressed concerns of the low-income housing requirement.

Mayor Leusner explained the income requirements to qualify for low-income housing. He then discussed concerns that were brought up during previous conifer developments by citizens regarding increase in crimes. He advised that the projects had not caused increase in criminal activity and the developers had taken safety precautions to ensure safety throughout these developments.

Motion to Adjourn Meeting – 4:29 pm

1st: Committeeman Gandy 2nd: Committeeman Norris

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

Kimberly D. Osmundsen, Township Clerk

Minutes prepared by: E. Bartleson