

COUNCIL MEETING MINUTES – APRIL 21, 2014

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on April 21, 2014 at 6:00 p.m. in the meeting room of the Township Hall, 2600 Bayshore Road, Villas, New Jersey.

The Clerk announced that the meeting was being held in compliance with the Open Public Meetings Act and that adequate notice of the meeting had been provided according to law.

The following members of Council were present for roll call taken by the Clerk:

Councilmember Thomas Conrad
Councilmember James Neville
Councilmember Erik Simonsen
Deputy Mayor Clark
Mayor Michael Beck

Also present: Michael Voll, Township Manager, Ron Gelzunas, Township Solicitor and Karen Fournier, Clerk's Office

Work Session

Rock for Kids Music Festival, June 14, 2014 - Lou Ginsburg, Knights of Columbus

Mayor Beck introduced Lou Ginsburg, representing the Erma Knights of Columbus. Mr. Ginsburg spoke about last year's Rock for Kids Music Festival and how it benefited the community. In an effort to ensure a successful event this year, he requested the cooperation of Council in promoting the event to be held on Saturday, June 14, 2014 at the Knights of Columbus on Breakwater Road.

Presentation on Proposed New Police Station - Chief William Mastriana & Manager Michael Voll
Manager Voll addressed Council with a panel of professionals including the Chief of Police, Qualified Purchasing Agent, Architect, Chief Financial Officer and Municipal Accountant, to convince Council that the timing is right to vacate the current public safety building and construct a new complex adjacent to Township Hall. Chief Mastriana informed that a Public Safety Building Committee was formed under the direction of Former Police Chief, Brian Marker, to assess the continued use of the current public safety building or examine alternatives to the building. He summarized the committee's findings and reviewed their recommendation to terminate future expenditures at the current public safety building located at the Cape May County Airport and relocate to a newly constructed building adjacent to the existing township infrastructure on Bayshore Road.

Manager Voll presented his findings in support of the committee's recommendations and validated reasons why he believes the timing is perfect for this project. Upon urging Council for their support, he reiterated that the proposed new public safety building can be achieved with no increase of taxes.

Dan Shousky, a volunteer committee member and architect by profession, presented the details of the proposed new structure from an architectural standpoint and informed that he worked closely with the Chief of Police and the police department in producing a conceptual design for effective operations.

Manager Voll informed that the county is considering implementing a 911 central dispatch center, which may alter the plan for moving the communication center. Manager Voll asked the Municipal Auditor and Chief Financial Officer to give an update on the township's bonding capacity at this time.

Auditor Mike Garcia of Ford Scott announced that several of the township's current bond issues will be entering their last payments in the next couple of years, therefore freeing up new bonding capacity.

According to his calculations as they relate to this project, in 2015 the township will have the ability to bond \$11 million dollars with no increase in the current debt service level. In conclusion, if the project can fit into a 3.8 million dollar budget, it is attainable with no tax increase. He also added that we are in an era of historically low interest rates.

Manager Voll again urged Council for their support in doing what he believes is the right thing for the police department, the tax payers and the community.

Mayor Beck argued in favor of the project for various reasons, particularly the cost of repairs that are needed at the current public safety building.

Councilmember Conrad asked what the cost is for this project. Manager Voll estimated the cost of construction of a new building at \$3.5 million, plus an additional \$300,000 for site plan work. Mr. Shousky gave a projected construction cost of \$200 per square foot, with the new police station measuring 17,000 square feet. Manager Voll stated that he cannot give an exact figure until it goes out to bid.

Councilmember Conrad agreed that the police have to move, but voiced his concerns with several other issues including the ability to withdrawal from the lease, the cost to remediate the current mold problem and any additional costs. Manager Voll attempted to put Councilmember Conrad's concerns to rest.

Councilmember Neville affirmed his agreement to the project.

Councilmember Simonson agreed that he is on board with the project but has some concerns including the cost to move dispatch, where rescue and fire safety will be relocated, and infrastructure issues. Manager Voll addressed his concerns and gave his best guesstimate to move dispatch.

Deputy Mayor Clark agreed that moving the police headquarters to the municipal location is the best and least expensive option. He thanked everyone involved in doing the research for the project.

Mayor Beck offered convincing arguments from a financial, administrative and a police philosophy perspective. He commended everyone involved for their work on this project.

Jay Young of Cape May Beach addressed Council with cost concerns related to this project and overall savings for the future of the taxpayer.

Tom Frisoli of Villas voiced his disapproval to comments made earlier about Council decisions made twenty five years ago.

Robert Rizzo of Mickel's Run urged Council to go ahead with the vote.

Councilmember Conrad was still not satisfied with the uncertainty of the numbers. Discussion ensued. Manager Voll agreed to return to Council with a number to be bonded for the project.

Motion to Move Forward – to allow the Manager to hire an Architect and negotiate a fee, then return to Council at the next meeting with a Resolution to confirm same for the new Police Department.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
CONRAD			X			
NEVILLE	X		X			
SIMONSEN			X			
CLARK		X	X			
BECK			X			

Consent Agenda

Approval of Minutes

April 7, 2014

Res. #2014-119

A Resolution Requesting Release of a Revegetation and Restoration Guarantee for Dune Site Plan, Annette Tobia, Block 512.14, Lot 29, Escrow #7143020 (\$400)

Res. #2014-120

Approval of Seashore Community Church of the Nazarene's Application to Conduct a Flea Market (May 3, 2014)

Res. #2014-121

Recycling Tonnage Grant Resolution (annual resolution)

Res. #2014-122

Recycling Tonnage Grant Certification of Taxes Paid (\$33,765.60)

Res. #2014-123

Authorizing G-Taxi to Transfer a Taxi Vehicle License (1998 Dodge Caravan)

Res. #2014-124

Issuance of 2014 Taxi and Operator Licenses (Off Shore Taxi - J.Conforto)

- Res. #2014-125 A Resolution Authorizing Procurement Card Services With Bank of America State Contract #T1654
- Res. #2014-126 Authorization for Refunds of Taxes (4 properties \$4,123.28)
- Res. #2014-127 Authorizing the Sale of Township of Lower Surplus No Longer Needed for Public Use on Gov Deals Online Auction Website (2008 Ford Crown Vic)
- Res. #2014-128 Authorization for South Jersey Power Cooperative - Natural Gas Supply Service (authorization for Township to join co-op for natural gas)
- Res. #2014-129 A Resolution Amending the 2014 Budget (State Aid final numbers and additional grants)

Councilmember Simonsen requested Resolution #2014-118 be moved to the Regular Agenda. He stated he is against hiring an in-house engineer and therefore is against paying for the advertisement of it.

John Sworonski, 607 Arctic Avenue, asked for clarification of Resolution #2014-128. Mayor Beck replied.

Consent Agenda Vote:

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
CONRAD		X	X			
NEVILLE			X			
SIMONSEN	X		X			
CLARK			X			
BECK			X			

Regular Agenda

- Res. #2014-118 Payment of Vouchers \$ 294,058.28

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
CONRAD			X			
NEVILLE	X		X			
SIMONSEN				X		
CLARK		X	X			
BECK			X			

- Res. #2014-130 Adoption of 2014 Budget

Municipal Auditor, Mike Garcia with Ford Scott & Associates, briefly summarized the budget and brought attention to the fact that this is the same budget that was previously introduced with one amendment to add grants and to reclassify the state aid.

Mayor Beck talked about the factors that contributed to the budget and commended the people responsible for the reassessment and the tax collection rate.

Councilmember Conrad voiced his concern with the capital improvements and Roseann Avenue.

Mayor Beck suggested that the resiliency grant may satisfy some of these needs.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
CONRAD	X		X			
NEVILLE		X	X			
SIMONSEN			X			
CLARK			X			
BECK			X			

Ordinance # 2014-05 An Ordinance Revising and Restating Chapter 529, Secondhand Merchants and Dealers of Precious Metals, of the Code of the Township of Lower - 2nd reading & public hearing

Councilmember Conrad addressed the Solicitor about the effect of the ordinance on existing businesses. Solicitor Gelzun responded to his concerns and explained the intent of the ordinance.

	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
CONRAD			X			
NEVILLE		X	X			
SIMONSEN	X		X			
CLARK			X			
BECK			X			

Administrative Reports

Construction, Fire, Vital

Council Comments

Councilmember Conrad gave his Easter sentiment.

Councilmember Neville spoke about the Beach Drive Access project and assured that a public meeting will take place prior to submitting the application to the County. He also apologized to Robert Reel, former president of the Property Owners Association.

Councilmember Simonsen gave his Easter sentiment and a reminder about Opening Day for Lower Cape May Little League. He informed that he is participating in the triathlon and hoping to place this year.

Deputy Mayor Clark gave recognition to Lower Township resident, Bill Evans, for his good deeds throughout the township. He also solicited volunteers for a beach cleanup in anticipation of the triathlon.

Mayor Beck announced the following upcoming events: Health & Wellness Day to include a Blood Drive, Opening Day of Lower Cape May Little League, and Escape the Cape Triathlon.

Councilmember Conrad added an announcement about the Splash and Dash event scheduled to take place the day before the triathlon.

Call to Public

Joe unknown addressed Council to thank them for their cooperation in holding a public meeting regarding the Beach Drive Access Project. He also made a recommendation for a dune representative to be present for questioning.

John Sworonski, 607 Artic Avenue, had a complaint about potholes at several locations including Breakwater & Bayshore Roads, Rosehill Parkway, and Bayshore Road at the Acme exit. Manager Voll agreed to contact the County.

Mr. Sworonski also inquired about the savings as a result of the solar panels on the school grounds. Deputy Mayor Clark replied that the savings are roughly over \$100,000 per year.

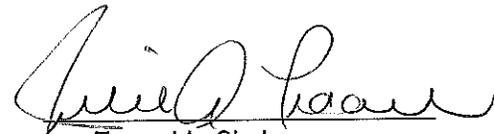
Don Embs of North Cape May applauded the idea of a new police station and asked if solar panels were being considered. Manager Voll gave an affirmative reply.

Adjournment

There being no further business to address, motion to adjourn moved by Deputy Mayor Clark, seconded by Councilmember Neville. Motion to adjourn unanimous. Meeting adjourned at 7:56 p.m.



Mayor



Township Clerk

Approved: May 5, 2014