

## COUNCIL MEETING MINUTES – April 6, 2015

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on April 6, 2015 at 7:00 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 David Perry  
Councilmember Erik Simonsen  
Mayor Michael Beck

Also present: James Ridgway, Township Manager, David Stefankiewicz, Township Solicitor and Karen Fournier, Clerk's Office

Autism Awareness Month - Jacyn Pisieczko

Mayor Beck welcomed Jacyn Pisieczko and invited him to talk about life with Autism. Jacyn, now 14 years old, accompanied by his family, read his prepared speech describing the daily challenges he faces living with Autism. Upon Jacyn's request, the audience stood and joined him in singing the National Anthem.

Mayor Beck thanked Jacyn and his mother, and read a proclamation designating April as Autism Awareness Month.

Mayor Beck read a letter that was written to Township Council and Manager Ridgway from Mr. McLaughlin commending Lower Township Police Officers and Rescue Squad Members for their integrity and service, particularly during his medical emergency.

### Work Session

Presentation – Ann Marie McMahon, Facilities & Services - Martin Paliughi, Emergency Management

Mayor Martin Paliughi, Cape May County Director of Emergency Management, presented a power point of a conceptual plan for a shared service agreement between Lower Township and Cape May County that he believes would be equally beneficial to both parties. The plan includes the Lower Township Police and Office of Emergency Management (OEM) and the Cape May County OEM/ Dispatch to be housed and operating in the same building at the Cape May Airport.

Ann Marie McMahon, Director of Cape May County Facilities and Services, analyzed the existing public safety building for the possibility of central dispatch and consolidation of services for the police department and the County. She included a square footage comparison of the architect's proposed plan for a new building verses her proposed renovations to the existing building. She presented a space allocation for the Police Department, Courtroom, Fire/EMS, County Emergency Management and Record Storage. The site plan was slightly modified to allow for additional parking and a future airport development plan was ascertained from the DRBA. She gave a breakdown of the cost analysis, and informed that the Township's portion for renovations is estimated at approximately \$2.6 million dollars. She revealed that the County is also exploring other options in Upper Township, Dennis Township and Middle Township. A copy of the presentation is attached.

Manager Ridgway inquired about the HVAC system.

Mayor Paliughi pointed out many cost savings to the Township with this option. He also discussed radio communications and fielded questions from the public.

Councilmember Conrad voiced his approval with the plan and stated that the shared service will save both Township and County taxpayers.

Councilmember Perry communicated his support for the plan as an advocate of shared services.

Councilmember Simonsen spoke of his commitment as an elected official to save money for the taxpayers and keep them safe. He indicated that the location is unmatched and would benefit both the Township and the County. He also thanked Mayor Paliughi and Ms. McMahon for their presentation.

Mayor Beck agreed with the idea of central dispatch but strongly disagreed with renovating the existing public safety building for reasons including location and mold issues. He suggested that the County indemnify the Township against additional mold. Mayor Paliughi requested that the Township write a letter of intent to explore the entire project in detail. Discussion ensued about the liability of mold.

Councilmember Simonsen voiced favor in the plan for a state of the art building for the Township Police Department. Mayor Beck voiced his reservations due to the sick building and the location. Ms. McMahon gave a background of her credentials. Manager Ridgway thanked Mayor Paliughi and Ms. McMahon for the work they did in preparation for their presentation. He acknowledged the battle with the existing public safety building but stated the intention to give the police department a great place to work. Mayor Paliughi thanked Council and Manager Ridgway for the opportunity to present their proposed plan. Councilmember Conrad affirmed his support. Councilmember Perry agreed.

**Consent Agenda**

Mayor Beck gave an explanation of Resolution #2015-120. Council discussion ensued. Ed Butler, Villas, made comments about the FEMA maps and asked if there was any progress with Senator VanDrew. Mayor Beck recommended a letter to Congressman Lobiondo with Council's consent. Manager Ridgway gave an update and suggested municipalities rally together in the fight against FEMA. Discussion continued.

Mike Rosenberg, Villas, had a question about Resolution #2015-119.

Approval of Minutes - March 16, 2015 & March 23, 2015

- Res. #2015-106 Payment of Vouchers \$682,623.77
- Res. #2015-107 A Resolution Awarding a Bid with S. Vitale Pyrotecnico Industries, Inc. to Provide Fireworks for the year 2015 (\$42,500)
- Res. #2015-108 Approval for Pyrotecnico Fireworks to Load and Unload a Fireworks Barge in Lower Township
- Res. #2015-109 Resolution Amending Resolution #2015-46; Appointment of Public Information Officer Without Public Bidding (L.Suit- Extend for 3 months additional \$2,600)
- Res. #2015-110 A Resolution Requesting Release of Demolition Bond for Block 520, Lot 6; 124 Fernwood Road (\$2,000)
- Res. #2015-111 Approval of Villas Volunteer Fire Company's Request to Conduct Flea Markets
- Res. #2015-112 Approval of Holy Spirit Lutheran Church Request to Conduct a Flea Market/Church Bazaar (June 13, 2015)
- Res. #2015-113 Authorization for Waiver of Fees for Naval Air Station Wildwood (renovations to north-side roof)
- Res. #2015-114 Recycling Tonnage Grant Certification of Taxes Paid (\$32,856.84)
- Res. #2015-115 Recycling Tonnage Grant Resolution
- Res. #2015-116 Authorization for Refund of Taxes (\$1447.66)
- Res. #2015-117 Resolution for Emergency Temporary Appropriations
- Res. #2015-118 Click It or Ticket 2015 Seat Belt Mobilization (May 18 thru May 31, 2015)
- Res. #2015-119 Bid Acceptance and Contract Award for Resurfacing three (3) Basketball Courts/Remove and Replace Six (6) Basketball Systems (Nickolaus Construction Co \$49,300)
- Res. #2015-120 A Resolution Amending Resolution #2015-71; Award of an Extraordinary Unspecified Service Contract Without Public Bidding for Stewart Farrell of the Richard Stockton College of New Jersey Coastal Research Center (FEMA Map adding \$17,527.99 making total project \$30,323.20)
- Res. # 2015-121 Issuance of 2015 Limousine and Operators Licenses (Exit 0 Limousine, Cape May Limousine & G Transportation)

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

**Regular Agenda**

Res. #2015-122 Appointment to the Recreation Advisory Board – Mary Rose Bispels

Councilmember Conrad made a motion to nominate Mary Rose Bispels to the Recreation Advisory Board, upon the recommendation of the RAB.

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

Ordinance #2015-02 Ordinance Amending Chapter 166, Animals, of the Code of the Township of Lower - This is the 2nd reading and public hearing. This Ordinance has been published, posted and made available to the public.

Helen Thompson, 44 E. Delaware Parkway, addressed Council to dispute the wording change in the Animal Ordinance and argued for an ordinance that Animal Control can enforce. Discussion ensued with Council about the wording of the ordinance. Council concurred that Section G of the Animal Ordinance would protect animals in extreme weather. Ms. Thompson disagreed.

Pat Tator, Jacksonville Avenue, argued against leaving dogs outside in extreme temperatures.

Carl Schneckeburger, Lower Township, addressed Council to voice his opposition to setting specific temperatures to the ordinance. Council agreed that common sense and section 3G of the ordinance will protect the animals.

Bob Hartman, Cold Spring, voiced discontent with putting specific numbers in the ordinance and questioned why Council would create an ordinance that is less than state law. He suggested other wording for the ordinance. Solicitor Stefankiewicz stated that the Administrative Office of the Courts (AOC) has red flagged the ordinance awaiting a legal opinion. After a lengthy discussion, Council consented to Table the ordinance until the Solicitor looks into the legal issue raised by the AOC.

**Motion to table Ordinance #2015-02 moved by Councilmember Conrad, seconded by Councilmember Perry.**

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

### **Council Comments**

Councilmember Conrad announced that April is Police Appreciation Month and encouraged everyone to thank a police officer.

**Motion moved by Councilmember Conrad, seconded by Councilmember Perry to send a letter to officially open discussions with the County regarding the Public Safety Building.**

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

Councilmember Perry commented in favor of a shared service agreement with the County and looks forward to moving ahead with central dispatch.

Councilmember Simonsen agreed with exploring shared service options to keep taxes down and provide better services to residents. He thanked the LTMUA for their contribution, and thanked Manager Ridgway and Lauren Read for their work with the budget. He also reminded about Little League's Opening Day Ceremony on April 18<sup>th</sup> at Mitnick Field.

Mayor Beck commented in favor of shared services and central dispatch but refused to support renovating a sick building.

**Call to Public**

George Doherty, Seashore Road, addressed Mayor Beck regarding a police substation on Bayshore Road.

Jay Young, Cape May Beach, voiced favor with exploring alternative options for the public safety building,

Kathy Sauerzopf, 505 Shunpike Road, questioned why trees are being cut down at airport.

Bob Hartman, Cold Spring, spoke out against the Township using the LTMUA surplus. He also questioned the amount of fire tax paid by Diamond Beach to Fire District 3 and suggested adding another fire district. A lengthy discussion ensued.

Mr. Hartman initiated talk about the mold issue at the public safety building and agreed that it should be leveled or otherwise rented from the County.

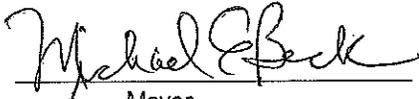
Ed Butler, Villas, agreed with Mr. Hartman about Fire District 3 and expressed concern about the cost to the taxpayers. He also made comments about the budget.

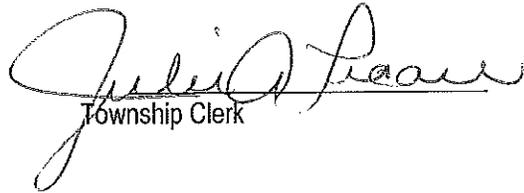
Janet Pitts, Villas, pointed out the 2014 report on the public safety building and central dispatch and expressed concern about disinterest in consolidation from other municipalities.

Helen Thompson, Villas, asked for advice with addressing Mr. Frisoli's conduct at an LTMUA meeting. She also commented on the change in the weekly incident report from the Police Department, and addressed Solicitor Stefankiewicz about the Animal Ordinance.

**Adjournment**

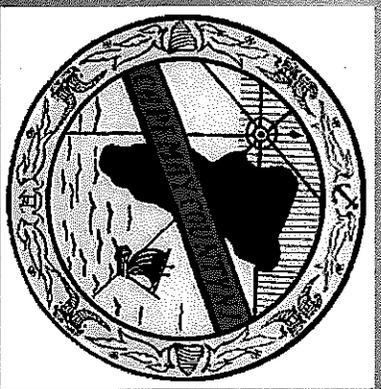
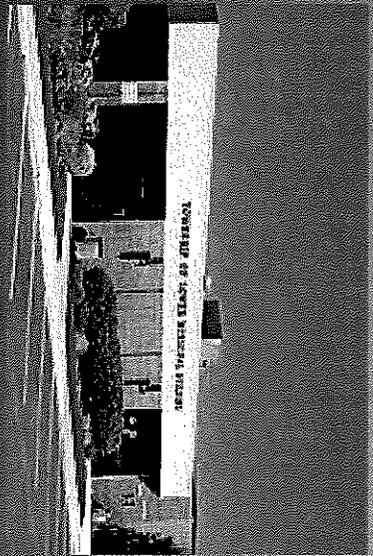
There being no further business to address, motion to adjourn moved by Councilmember Conrad, seconded by Councilmember Simonsen. Motion to adjourn unanimous. Meeting adjourned at 9:42 p.m.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Township Clerk

Approved: April 20, 2015

# Lower Township Public Safety Building/County OEM/Joint Dispatch Discussion



Presented by Cape May County Director of Emergency Management  
Martin L. Pagliughi and by Cape May County Facilities and Services Director  
Ann Marie McMahon

# CAPE MAY COUNTY'S CURRENT 911/EMERGENCY DISPATCHING SERVICES



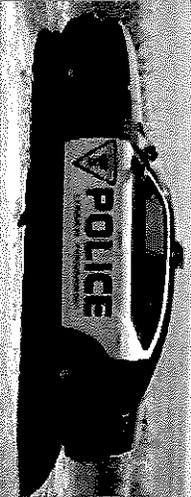
Cape May County's Office of Emergency Management is located below the main branch of the County Library on Mechanic Street in Cape May Court House. County dispatch also operates out of that location. An innovative shared services agreement allows the County to provide emergency dispatching services for Avalon and Stone Harbor out of this location.

# OUR CONCEPTUAL PLAN:

Lower Township Police and OEM  
operates in the same building as  
Cape May County  
OEM/Dispatching at the Cape May  
Airport, Erma

A shared services agreement between the Township and the County would result in a new, state of the art Police/OEM center for Lower Township adjacent to the County's OEM/dispatching operations. It would include a rehabilitation of the building, a long-term lease agreement that will increase customer service and reduce the burden of a new public safety building for Lower Township taxpayers.

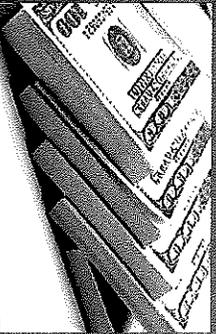
# WHAT ARE THE BENEFITS?



Lower Township obtains a new public safety building/OEM center at a fraction of the cost courtesy of the agreement with the County. Lower Township OEM is located in the same building as County OEM, improved service/resources



This concept will likely result in New Jersey's alternate ROC being located in your Township and serve the State as a critical location for emergency support and services during major events in New Jersey



Lower Township taxpayers save on their municipal and county tax payments with a police/OEM/dispatch center that provides financial relief to both parties

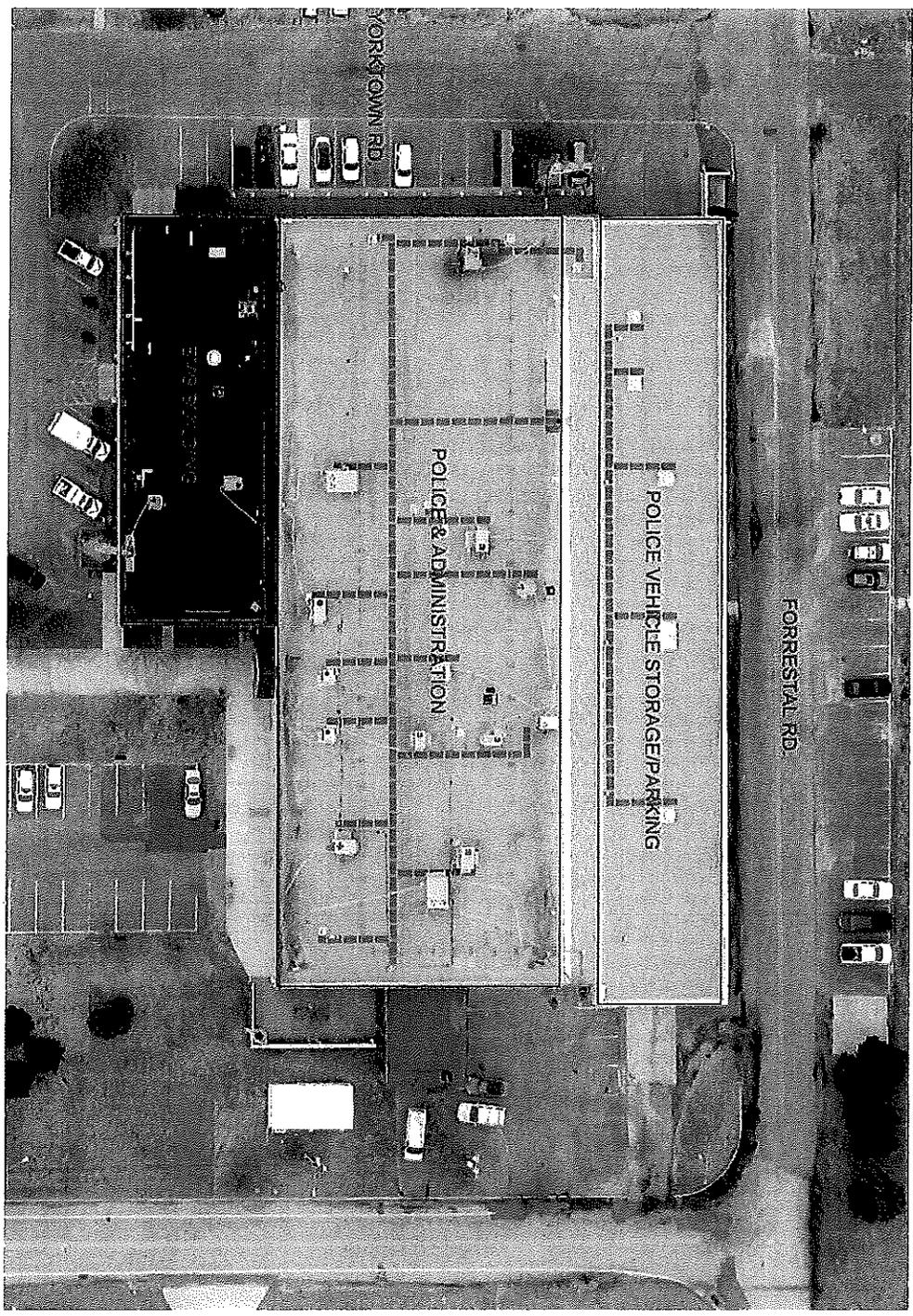
This conceptual plan begs the question: Is there an opportunity for Lower Township to follow their neighbors in Avalon and Stone Harbor with possibly joining the County's program to provide joint dispatch services, and does this program make sense for our community?

# SIMPLY STATED, THE ANSWER IS YES



Did you know Cape May County is the **ONLY** county in the entire state **WITHOUT** joint dispatch services? Pursuing a joint dispatch with the County would save Lower Township additional tax dollars, qualify the unified dispatch for grant funding, and include "NG911" (Next Generation) emergency communications for residents that will be mandatory in an estimated three years or so. Now, let's have Ann Marie tell us more about the concept for the building to be shared by Lower Township and the County.

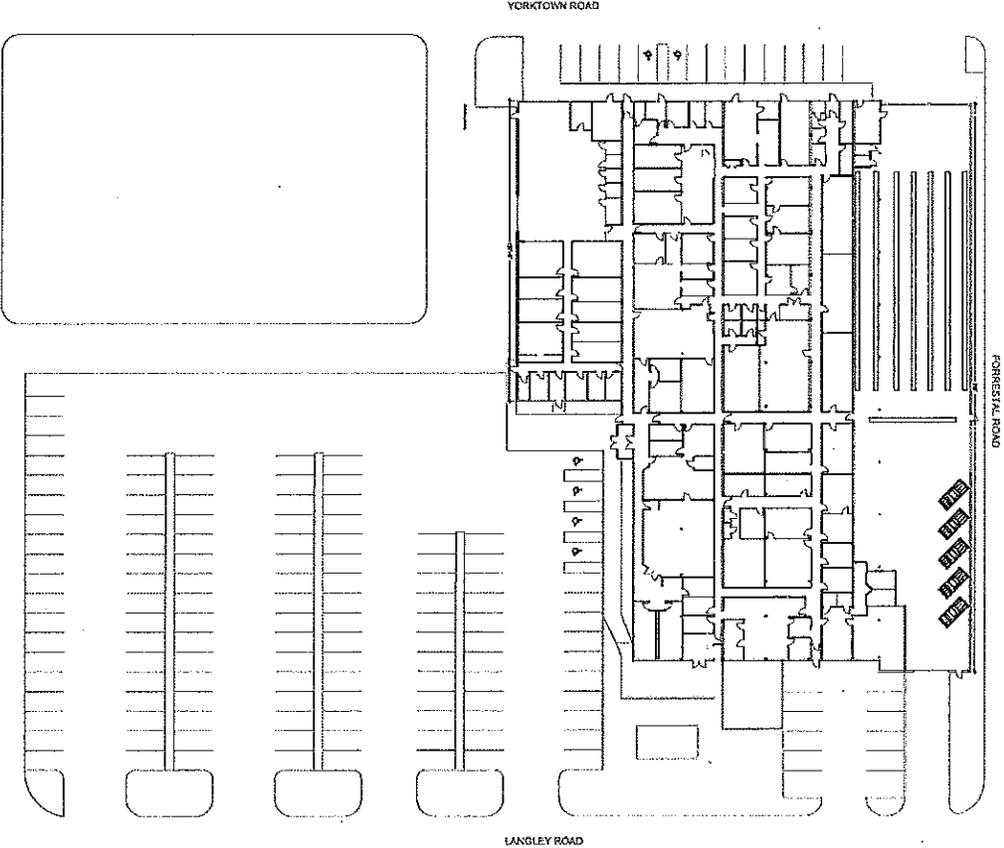
# EXISTING BUILDING SPACE ALLOCATION



# SQUARE FOOTAGE COMPARISON NEW BUILDING VS RENOVATION

ROOM NAME	SQUARE FOOTAGE PROPOSED IN NEW BUILDING	SQUARE FOOTAGE PROPOSED IN EXISTING BUILDING	
DISPATCH	219*	1470	INCLUDED WITH COUNTY DISPATCH
POLICE CLERKS	530	921	
POLICE FILE STORAGE	329	319	
POLICE FILE STORAGE ARCHIVE	422	345	
CAPTAIN'S OFFICE	147	244	
CHIEF'S OFFICE	181	246	
INTERVIEW ROOMS	86	92	
LIEUTENANT'S OFFICE	140	250	
DET. SERGEANT	126	150	
DETECTIVES	611	515	
EVIDENCE PROCESSING	186	153	
SHIFT SERGEANT	245	155	
SQUAD ROOM	442	460	
POLICE EVIDENCE STORAGE	752*	772	INCLUDES 272SF PEN AREA
WORK AREA	126	270	
ARMORY	142	225	
TOWNSHIP STORAGE	1309*	499	EXISTING SPACE UNCHANGED
POLICE BOOKING	347	336	
MENS LOCKER ROOM	551	372	
SWAT	101	125	
FITNESS ROOM	362	411	
TRAINING/EMER. MGT	452*	156	EMER. MGT INCLUDED IN COUNTY'S SF
COMMUNITY POLICING	370	177	
COURTROOM/MEETING ROOM	1680	1644	
COURT ADMIN	643	858	
JUDGE'S CHAMBERS	128	106	
CONFERENCE ROOM	COURTROOM/MEETING ROOM??	200	
BREAK ROOM	176	150	
SALLYPORT	1494	5364	
PARKING	74 ADDITIONAL SPACES*	146 SPACES	19 ADDITIONAL SPACES SHOWN ON PROPOSED SITE PLAN ARE ON COUNTY PROPERTY

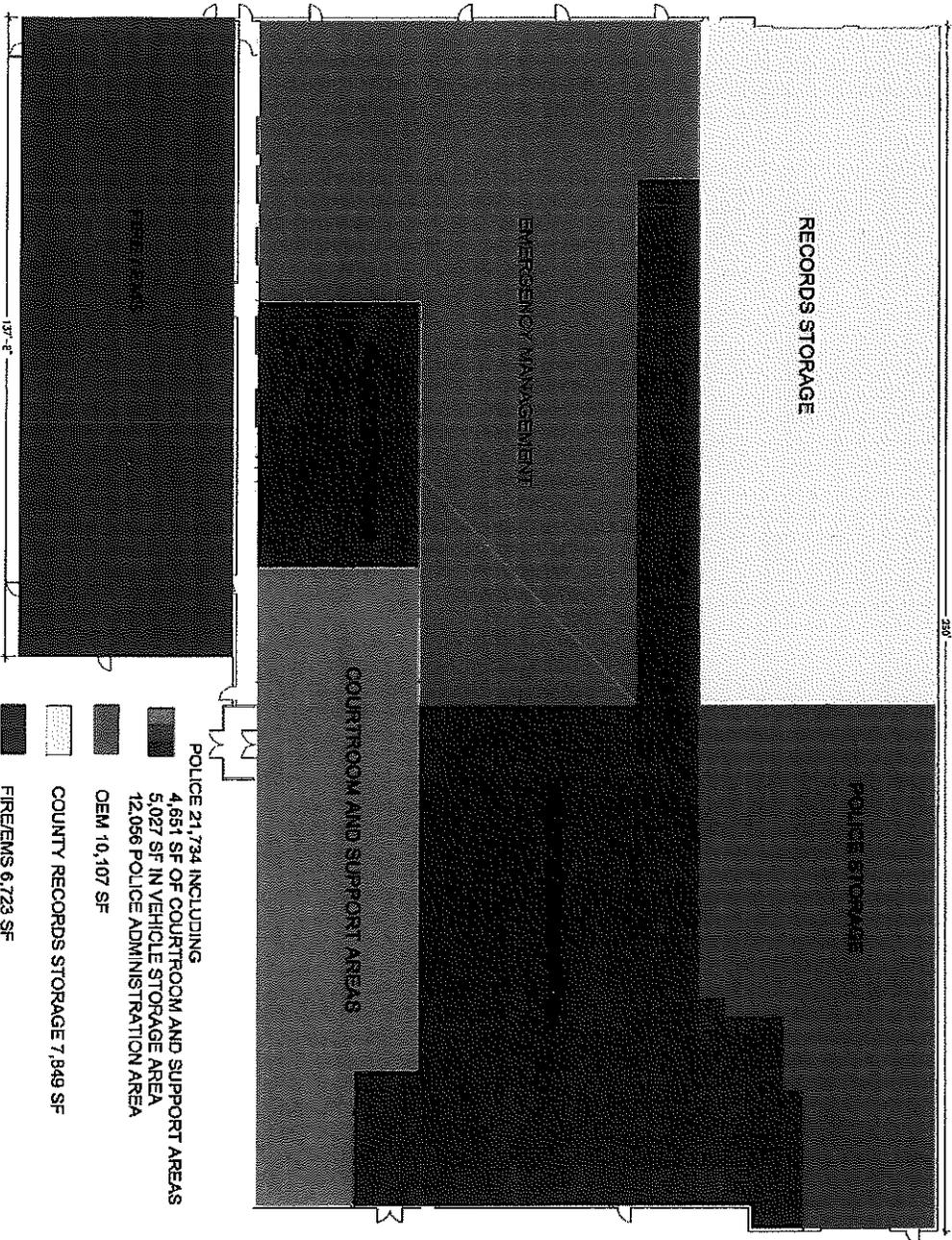
# PROPOSED PLAN



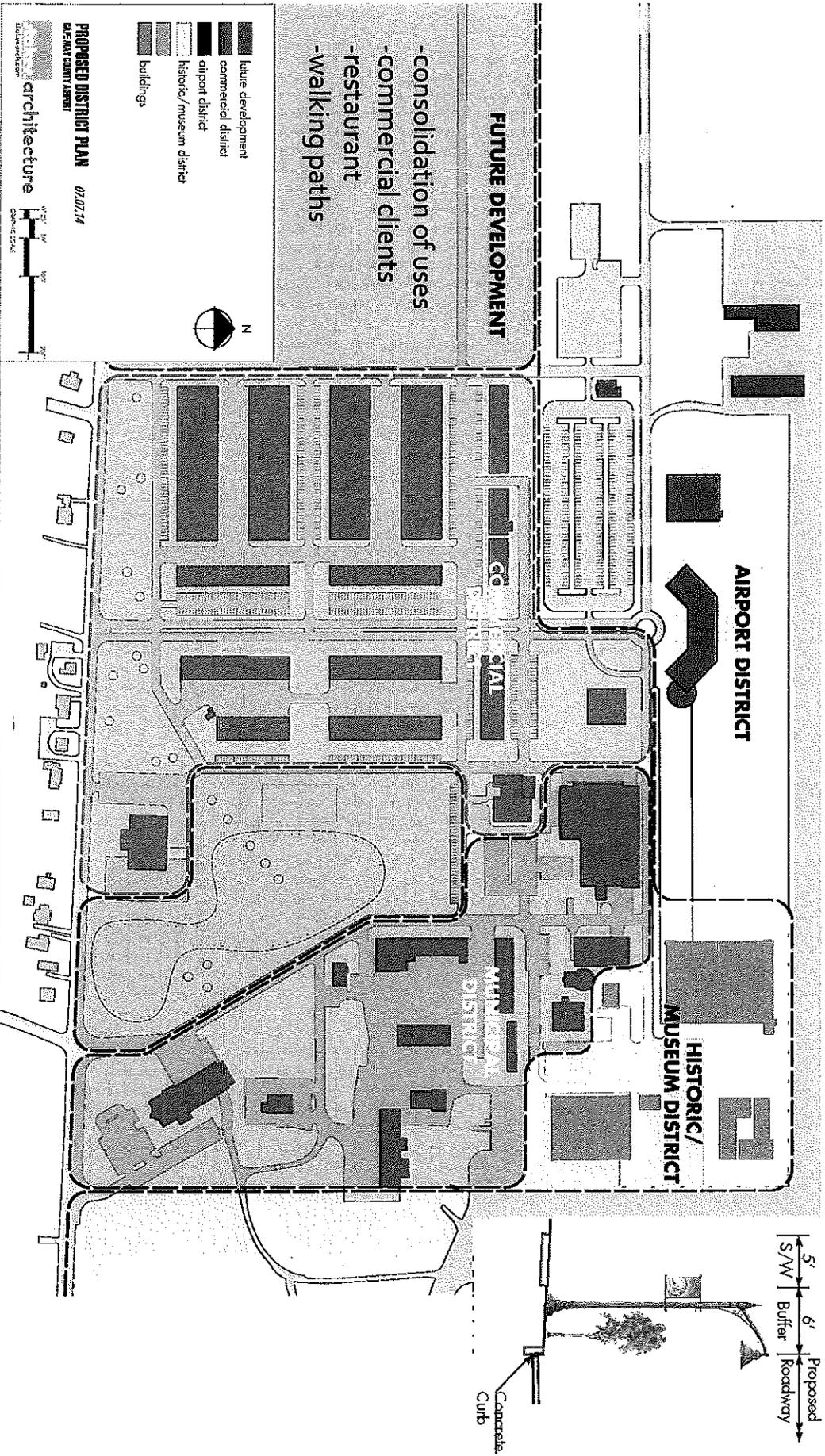
BLUE LINES = WALLS TO BE DEMOLISHED

YELLOW LINES = NEW WALLS TO BE CONSTRUCTED

# RENOVATED SPACE ALLOCATION



# FUTURE AIRPORT PLAN



# COST ANALYSIS

GENERIC SQUARE FOOT NUMBER WILL NOT WORK ON THIS BUILDING.

INDIVIDUAL ANALYSIS INCLUDED:

- DRY PIPE FIRE SUPPRESSION
- NEW GENERATOR
- DEMOLITION
- ROOFING REPAIRS
- HOLDING CELLS
- SHELVING
- LOCKERS
- FURNITURE
- HVAC/ELECTRICAL/PLUMBING
- BUILDING MANAGEMENT SYSTEM
- DOORS/WINDOWS
- SECURITY EQUIPMENT
- FLOORING/CEILINGS/WALLS
- SIGNAGE

\$4.2 MILLION  
( \$2 M EST FOR CENTRAL DISPATCH )

**HOW MUCH WILL IT COST  
LOWER TOWNSHIP?**

THE TOWNSHIP'S PORTION OF THE  
BUILDING, THE RENOVATION WILL COST  
APPROXIMATELY

**\$2.6 MILLION**