

COUNCIL MEETING MINUTES – July 6, 2016

The meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on July 6, 2016 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
- Deputy Mayor Clark
- Mayor Michael Beck

Also present: James Ridgway, Township Manager, Robert Belasco, Township Solicitor and Karen Fournier, Deputy Township Clerk

Work Session

Engineer Report

Manager Ridgway introduced Steve Morey, Mott MacDonald Engineering, to give a report of engineering projects throughout the Township. Mr. Morey gave a summary of projects including: Roseann Avenue, Bike Path Improvements along Seashore Road, Beach Maintenance Permit and Beach Access Path Upgrades, Tennis and Basketball Court Renovations, and Standby Generators replacement from fuel to natural gas.

MUA Water Project Update – Mike Chapman

Mike Chapman, Executive Director of LTMUA, gave an update on the Villas East Watermain Project starting on Miami Avenue working south to provide water service to approximately 500 homes. He provided information about loan and grant programs from the NJ Housing and Mortgage Finance Agency and the USDA Rural Development (see attached). Deputy Mayor Clark asked about the time frame for residents to hook up. Mr. Chapman informed that residents have one year from the completion of the project to hook up. Manager Ridgway informed that Mr. Chapman held a meeting with representatives from the School Transportation Departments, Police, and Rescue to keep them well informed of traffic detours.

Councilman Conrad asked for an update on the Wissahickon Sewer Project. Mr. Chapman informed that they are replacing sewer infrastructure from the marsh to a land base system along Route 109. He expects they will be working through August.

Consent Agenda

- Approval of Minutes June 20, 2016
- Res. #2016-194 Payment of Vouchers \$ 542,452.24
- Res. #2016-195 Unclaimed Redemption Monies (\$ 387.29)
- Res. #2016-196 Authorizing Payout of Terminal Leave (S.Lafferty \$1,756.49)
- Res. #2016-197 A Resolution Approving the Agreement of Sale of Certain Real Property Located in the Township of Lower (Diamond Beach Lot \$400,000)
- Res. #2016-198 Bid Acceptance and Contract Award for Electrical Services for Various Locations in Lower Township (Megonigal Electric, LLC)
- Res. #2016-199 Authorizing the Payout of Terminal Leave (E.Byrne \$32,395.01)
- Res. #2016-200 Approval for Whale of a Day Festival (July 9, 2016)
- Res. #2016-201 Bid Acceptance and Contract Award for Mobile Office/Container (\$12,230)

Councilman Perry motioned to Table Resolution #2016-197; seconded by Councilman Conrad.

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

On the Consent Agenda:

Cozette Gasser, Bayshore Road, inquired about Resolution #2016-201, mobile office/ container. Manager Ridgway explained that it is temporary housing for evidence that belongs to the police department during renovations to the public safety building.

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

Regular Agenda

Ordinance #2016-05

An Ordinance Amending Chapter 529, Secondhand Merchants and Dealers of Precious Metals of the Code of the Township of Lower -- This is the second reading and public hearing of this Ordinance. This Ordinance has been posted, published and made available to the public.

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

Administrative Reports

Police

Council Comments

Councilman Conrad applauded the Recreation Department, Public Works, Police, Fire, EMS and everyone involved with the fireworks. He looks forward to the Concert Series and reminded everyone to enjoy where they live.

Councilman Perry gave an update on his follow up with the County regarding crosswalks and road conditions in North Cape May. He informed of a speed limit study being conducted this summer on Bayshore Road between the area of Hiedi and Roseann Avenues.

Helen Thompson abruptly entered the meeting and interrupted Council comments. Mayor Beck instructed the police officer to escort Ms. Thompson outside.

Councilman Perry continued to inform that the County is in the process of engaging with a consultant for the study and design improvements for pedestrian and vehicle traffic on Bayshore Road between Lincoln Boulevard and Townbank Road. He thanked Freeholder Will Morey and Dale Foster for their prompt attention to both issues.

Deputy Mayor Clark – no comments

Mayor Beck thanked Manager Ridgway, Public Works, the Police Department and all other departments that helped out with the storm. He also thanked the Lord that there were no injuries. He tipped his hat to Governor Christie for offering assistance with the aftermath and he reminded that we are not eligible for any grants for this.

Manager Ridgway thanked the County and neighboring municipalities that came to our rescue after the storm. He reminded residents that clean up may take several weeks.

Mayor Beck also reminded residents to be patient regarding clean up and help out if they can. He announced the upcoming Concert Series and applauded Scott Green of the DRBA for partnering with the Township.

Call to Public

John Howarth addressed Council with a complaint about the crosswalk and poor signage across Route 109 in front of Lucky Bones. He voiced urgency in getting this resolved and asked for immediate attention to this matter. Mayor Beck informed that Route 109 is a state highway but assured Mr. Howarth that we would alert our Police Department and contact the necessary people, but also stated that we cannot control the way people drive. Manager Ridgway suggested petitioning the state to lower the speed limit over the bridge to 25 mph, and additional placement of signage. Mayor Beck suggested a recommendation from the Lower Township Police Sargent. Mr. Howarth complimented the fireworks display and all departments involved.

Closed Session

Res. #2016-202

Resolution Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12. **PERSONNEL ISSUE / SUPERVISOR CONTRACT**

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

Council adjourned to Executive Session at approximately 7:37 p.m.
 Council returned to Open Session at approximately 8:07 p.m.

Return to Open Session

Res. #2016-203

A Resolution Ratifying the Memorandum of Understanding Between Lower Township and the Lower Township Supervisors Union

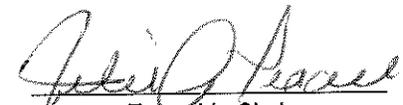
Councilman Conrad motioned to Table Resolution #2016-203; seconded by Deputy Mayor Clark.

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

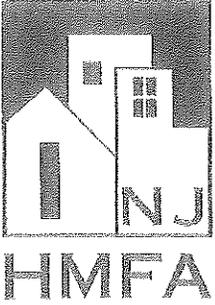
Adjournment

There being no further business to address, motion to adjourn moved by Councilmember Conrad, seconded by Deputy Mayor Clark. Motion to adjourn unanimous. Meeting adjourned at 8:10 p.m.


 Mayor


 Township Clerk

Approved: *July 18, 2016*



Charles A. Richmond
Chairman

Anthony L. Marchetta
Executive Director

To: Lower Twp. Potable Water Applicants:

Thank you for your interest in the Potable Water Loan Program administered by the New Jersey Housing and Mortgage Finance Agency. At this time the Agency has funds to make loans to owners of single-family residences whose source of potable water violates State Primary Drinking Water Standards, including lead and mercury, among many other contaminants, set by the New Jersey Department of Environmental Protection. Also covered are sodium, chloride, iron, and manganese at levels that exceed DEP's standards.

Loans are for 10 years and will bear no interest, but will have a 1% annual servicing fee. The maximum loan amount is \$10,000 and all loan proceeds must be used for permitted uses. Residential properties located in designated areas of Lower Twp. (see location maps in the application package) are eligible without the need for individual well testing. Loan proceeds in these Lower Twp. designated areas can be used to pay for the costs related to tying into the municipal water lines. Loan applicants must provide a contract or binding work write up and cost quote from a qualified contractor or vendor that clearly and in sufficient detail specifies the work and materials to be provided and the total cost.

Potable Water Loan Program loans will be secured by a second mortgage that will be a lien on the property until the loan is repaid in full. Other important information about the terms and conditions of the program are attached hereto.

There is a \$75 application fee that covers the cost of a credit/title report and second mortgage recording fee. Loan applications can only be made through the New Jersey Housing and Mortgage Finance Agency. For application information call the Agency Hot Line at 1-800-NJHOUSE (1-800-654-6873).

Very truly yours,

A handwritten signature in black ink, appearing to read 'Joseph Robotin'.

Joseph Robotin
Director, Single Family Programs

U:PotwaterLowerTwpcover 7/22/15

NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY

637 South Clinton Avenue ^ P.O. Box 18550 ^ Trenton, NJ 08650-2085

TELEPHONE: (609) 278-7400 ^ WEB: www.nj-hmfa.com



Direct 502 - Subsidized Mortgages Available to Low and Very Low Income Families

PURPOSE:

To provide affordable housing to low and very low income families.

ELIGIBILITY:

Have sufficient income to pay house payments, insurance premiums, and taxes and necessary living expense. Persons with inadequate repayment ability may obtain co-signers for the loan. Be unable to obtain a loan from private lenders on terms and conditions that they can reasonably be expected to meet.

MAXIMUM LOAN AMOUNT:

Rural Development can lend up to 100% of the value of the property as appraised by this agency, not to exceed the maximum dollar limitation of Section 203(b) of the National Housing Act.

CURRENT INTEREST RATE:

Prevailing 3.00% with Terms at 33 years (subject to change without notice).

PAYMENT ASSISTANCE:

Borrowers may be eligible for a non-cash credit, which may reduce their scheduled payment to a level equivalent to amortizing the loan to as low as 1%. Any Payment Assistance received by a borrower will be subject to repayment by the borrower when the mortgage is released, when the loan is assumed by another person, when the property is sold, or when the borrower no longer occupies the dwelling.

ELIGIBILITY DETERMINATION:

Eligibility is determined by the use of 2 ratios. For Low-Income applicants, a PITI ratio (principle, interest, taxes and insurance divided by the gross monthly income) cannot exceed 33% and a TD ratio (total monthly debt divided by gross income) cannot exceed 41%. For very low-income applicants, the PITI ratio cannot exceed 29% and the TD ratio cannot exceed 41%.

Section 504 - 1% Fixed Rate Home Repair Loans and Grants

PURPOSE:

To provide a 1% repair loan to homeowners in designated rural areas with a household income below the very low-income limit for the area.

GRANT ELIGIBILITY:

Applicants must meet income guidelines, be 62 years of age and be unable to repay a 1% loan for a 20 year term. Repairs can only be for removal of health and safety hazards.

MAXIMUM LOAN/GRANT:

Maximum loan amount is \$20,000.00. Maximum grant amount is \$7,500.00 lifetime limit.

INCOME LIMITS:

Family Size	Very Low	Low Income
1 Person	\$27,650	\$44,150
2 Person	\$31,600	\$50,500
3 Person	\$35,550	\$56,800
4 Person	\$39,450	\$63,100

Home Value Must not exceed the County Loan Limit of \$274,300

ELIGIBLE AREAS:

Cape May County – All Lower Township is eligible.

CONTACT: www.rd.usda.gov/nj

Direct Loan Origination: For Initial Pre-Qualification – nj.direct.Origination@nj.usda.gov

USDA, Rural Development
1318 S. Main Rd., Bldg. 5, Suite A
Vineland, NJ 08360
856-205-1225 x 4