

Regular & Work Session Meeting Minutes - June 18, 2007

The regular meeting of the Township Council of the Township of Lower, County of Cape May, State of New Jersey was held on June 18, 2007 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 Wayne Mazurek
Councilmember Glenn Douglass
Councilmember Robert Nolan
Mayor Walter Craig

Also present: Paul Baldini, Solicitor and Joseph Jackson, Manager

WORK SESSION

Review of Consent and Regular Agenda Items

Consent Agenda

1. Approval of Minutes, June 4, 2007
2. Resolution #2007-145, Approval of Vouchers, \$1,944,923.11
3. Resolution #2007-146, A Resolution Requesting Release of Revegetation and Restoration Guarantee for Dune Site Plan; for Block 164.02, Lot 1.05 and Block 158, Lot 1, Escrow #7164020
4. Resolution #2007-147, A Resolution Requesting Release of Revegetation and Restoration Guarantee for Dune Site Plan; for Block 164.02, Lot 1.06, Escrow #7168020
5. Resolution #2007-148, Authorizing Pay Out of Terminal Leave (D. Gentek)
6. Resolution #2007-149, A Resolution Authorizing Award of No-Fair and Open Contract To South Jersey Animal Services
7. Resolution #2007-150, Tax Refunds
8. Resolution #2007-151, A Resolution Requesting Release of Performance Guarantee for Cape May Self Storage, Inc.: Block 410.01, Lot 85, Escrow #P06-04-02
9. Resolution #2007-152, Authorization to Cancel Preliminary Costs (canceling \$10 balance in capital improvement fund)
10. Resolution #2007-153, Payment for Alcohol Education Rehabilitation and Grant Money
11. Resolution #2007-154, Capital Budget Amendment

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12. Resolution #2007-155, A Resolution Authorizing Award of Non-Fair and Open Contract To Wizard's Festival of Fun, Inc.
13. Resolution #2007-156, Appointment to Planning Board (reappt. C Hewitt, R Imler, R Crompton)
14. Resolution #2007-157, Appointment to Zoning Board (reappt. D Brand, B. Waterman, D Kelly, K Trusiak)
15. Resolution #2007-158, Resolution to Adopt Stormwater Management Plan
16. Resolution #2007-159, Renewal of Liquor Licenses (Annual Renewals)
17. Ordinance #2007-14, Bond Ordinance Providing for Various Capital Improvements of the Township of Lower, in the County of Cape May, New Jersey, Appropriating the Aggregate Amount of \$2,365,000 Therefor and Authorizing the Issuance of \$2,173,000 Bonds or Notes of the Township to Finance part of the Cost Thereof (2nd rdg. July 2)

Councilmember Douglass motioned to adopt the consent agenda items #1-17, seconded by Councilmember Nolan. The consent agenda was adopted by the following roll call vote: Councilmember Conrad, "yes", Councilmember Mazurek, "yes", Councilmember Douglass, "yes", Councilmember Nolan, "yes", Mayor Craig, "yes".

Administrative Reports

Attached and made part of the minutes are the Personnel Action Report April - CFO, May Reports - Animal Control, BOCA, Clerk, Dog Licenses, MUA, Police, Tax Collector, Vital Statistics.

Council Comments

Ponderlodge

Councilmember Mazurek said it was the first reading on the Capital Budget Ordinance it was the same as what was first proposed and no cuts. He said he attended a meeting on June 14th organized by Assemblymen VanDrew and Albano with DEP. He said the meeting was in Trenton with representatives from DEP and the Assemblymen, Sierra Club representative, Elks Club representative and others and it was a well attended meeting.

Councilmember Mazurek said Assemblyman VanDrew started the meeting with Lisa Jackson from DEP on Ponderlodge and what they felt and asked for more time. He spoke next on behalf of the Township and thanked them from saving it from development and spoke of the history of the property to present times. He said Lisa Jackson wasn't familiar with Ponderlodge and discussed how the State stepped in at the last minute and how the Township expressed interest right away in 25 acres. He read some of the memo's the Township had sent to the State. He said the Township was interested in the pool, 2 outlying buildings, snack bar, etc. He said Ms. Jackson seemed disappointed that the Township had gone to the papers and Code Enforcement and she said she wasn't aware of the problems.

Councilmember Mazurek thanked the State for the job they did. He said Ms. Jackson thought the piles of trash were left behind by the Township and Councilmember Mazurek assured her it wasn't. He felt DEP was interested in the Township's plans. He felt there should be no problem with the Township wanting 25 acres. Ms. Jackson listened to the Elk's who made a

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pitch for the large building but didn't seem interested those buildings. She agreed to a 30 day extension on the demolition for those who were interested. She made it clear the State didn't want to save those buildings. He said the State discussed tearing down the buildings and putting up a small bathroom. He felt if the Township was interested in the 25 acres they could proceed with their plans.

Councilmember Mazurek said he needed some plan from Council on what they wanted to do once and for all, they had roughly 30 days to present a plan. He said they had a postponement and had to act soon.

Councilmember Nolan said Councilmember Mazurek did a good job and would like to see something come to fruition, but they needed some funding sources.

Councilmember Mazurek said they needed to see what the Township could do.

Councilmember Nolan suggested Zack from the Recreation Center and Gary from DPW get together and get a list of what they thought they could do.

Councilmember Mazurek said they Township would have to take a look and see what the costs would be.

Mayor Craig said it was up to the State now, no one in the Township put up roadblocks the State did.

Councilmember Mazurek said the State was supposed to fax the lease and he hadn't received it yet so he would call again tomorrow.

Manager Jackson said it would be expensive.

Councilmember Conrad asked if Council could get another estimate on the work to be done on the pool.

Mayor Craig said he thought it would be \$300,000 - \$350,000 to do the work at Ponderlodge and if the Township could get an agreement then they could plan for the future.

Councilmember Douglass thanked Councilmember Mazurek also for attending the meeting and thought things could be worked out.

Councilmember Nolan offered his help to move the project along he was always a proponent of recreation.

Mayor Craig said his sentiments were the same he felt the people would come forward to help. He said the Township received notice they received a \$50,000 Smart Growth Award.

Public Comments

Ponderlodge

Ms. Skinner said she would like to establish an Environmental Center at Ponderlodge. She felt money maybe money would be available through Small Cities Grants, etc. . She felt there were many possibilities for the property and it would be great to have the building.

Ms. Skinner said she toured the building with contractors and it was less expensive than what he State said.

Helen Edwards, the Watershed Ambassador for DEP said there would be a possibility that their office could be there and offer educational programs.

Taxpayers Association

Ed Butler said he was representing the President of the Lower Township Taxpayers Association Eric Edwards. He thanked Mr. Jackson for attending their June 14th meeting and bringing them up to date and provided them with a lot of information. He thanked Councilmember Mazurek for representing the Township at the meeting regarding Ponderlodge. He said the Association was recently developed so the taxpayers would have representation and he hoped to have good

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communication and relations.

Mr. Jackson said it was a privilege to speak before the Association and suggested they form a committee to meet with him on a monthly basis.

Ponderlodge

Helen Thompson, 44 E. Delaware Parkway asked if any taxpayers money would be used for Ponderlodge.

Mayor Craig said if the Township leased it the answer would be yes.

Ms. Thompson said if the Township would take on another project would the Township have a representative present so they wouldn't have another problem like Bennett's Project.

Councilmember Conrad said there would be a project manager on site.

Ms. Thompson asked who signed the check for final payment.

Councilmember Conrad said the checks were computer generated and the Treasurers name was on there.

Mayor Craig said the final check would have been approved and recommended by the Engineer. He said the last check was sent in 2005 and the still had about \$114,000 + in escrow.

Ms. Thompson asked if it would go towards the \$600,000.

Mayor Craig said yes. He said the money bonded was the amount needed to complete the project.

Solicitor Baldini said the \$660,000 it was the total cost to complete the project.

Ed Butler asked about Animal Control.

Mayor Craig said they approved a contract at the meeting with South Jersey Animal Control, Liam Hughes and mentioned he was present.

There being no further comment, Councilmember Nolan motioned to adjourn the meeting, seconded by Councilmember Douglass the meeting unanimously adjourned by verbal "ayes" at 7:35 p.m.

Mayor

Township Clerk

Approved: