



Consulting, Municipal & Environmental Engineers  
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**Meeting Minutes**  
**Middle Township Vision 2030**  
**Whitesboro-Burleigh Regional Center**  
**Middle Township High School**  
**Wednesday, August 12, 2009**  
**6:30 PM-10:30 PM**

**Attendees:**

See attached sign-on sheet

**Handouts:**

- Public Questionnaire
- Summary of Draft Zoning dated July 29, 2009

**Summary of Meeting:**

1. Bob Noel kicked-off the meeting with a welcome and introduced the Middle Township Vision 2030 public meeting, which is focused on Whitesboro-Burleigh. Mr. Noel discussed the purpose of the meeting, which is to allow for the public to participate in the design of the centers as part of the Master Plan, Land Use Plan Update. This is part of the Township's Plan Endorsement Petition work with the New Jersey Office of Smart Growth. Mr., Noel continued to explain the numerous planning studies that had taken place over the past four years to get to this point which included the initial Plan Endorsement Petition (2005), Natural Resource Inventory (2007) Draft Environmental Ordinance (2008), Fair Share Housing Element and Fair Share Plan (2008), Nitrate Dilution Model Study (2009) and the Draft Land Use Plan that is still in process.
2. Marcia Shiffman gave a PowerPoint presentation discussing the Smart Growth process and Draft Zoning being considered for the Township focused on the Whitesboro-Burleigh Section of the Rio Grande Regional Center. Ms. Shiffman noted that the Center boundaries have been agreed to by the NJDEP and NJOSG. Ms. Shiffman discussed land use, existing zoning and draft zoning for the Whitesboro-Burleigh. Presentation also provided examples of other regional centers and redevelopment projects within centers.
3. Exercise #1 commenced at the conclusion of the presentation, in which the attendees were asked to answer the following four questions:
  - a. *What are important assets of Middle Township that you feel should be maintained and/or preserved in the future?*



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- b. What do you see as the major planning challenges, i.e. land use, transportation that need to be addressed in the future?*
  - c. If you had a magic wand, how would you like Middle to look like in the future?*
  - d. What do you think the future holds for Middle Township if we continue with business as usual?*
4. The attendees' responses were summarized and posted on the wall. Each attendee was provided with 3 dots for each question (red, blue, yellow and green) and they were asked to vote on each answer by placing a dot next to it on the poster. The results are tabulated in the attached Memo.
5. Exercise #2 involved the attendees dividing into groups. Each group was asked to review their assigned center by using three colored markers to define areas that they would like to see be redeveloped (Green), upgraded (Blue) or remain unchanged (Red).
6. For Exercise #3, each group was asked to illustrate their ideas for the areas they want to see changed. Each group was provided with photos of various types of buildings, open spaces and streets typically found in a town setting to help illustrate their ideas. The results can be summarized as follows:

There were three groups that participated in this process and the results can be summarized as follows:

### **Group #1**

- This group's plan showed residential area remaining generally unchanged. The area along the Indian Trail at the Canning Factory Site and between the railroad and Route 9 around the old Wawa site suitable as shown as an area for change.
- Considered Cannery Site for office use and possibly an urban plaza area. Photo shows plaza with outdoor dining and possible public park space within that area.
- Wawa area at Route 9 and Indian Trail consider mixed use two to three story buildings with off-street parking and sidewalks.
- Area at Main Street and Route 9 shows as a public park and welcome area signage.
- Main Street upgrade to boulevard or collector road with landscaped median and on street parking as a residential boulevard.



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- Entry to Main Street Whitesboro neighborhood should have gateway with improved signage and landscaping.
- Community entrance to Burleigh should be upgraded at Route 9 and Indian Trail.
- Consider bike path along railroad right-of-way, Railroad Ave. and High Line area.
- Martin Luther King Center police substation should be provided at Recreation Center.
- Evaluate prevailing lot sizes in Center; consider larger lots greater than 5,000 sq. ft. within the TR Zone.

### **Group #2**

- Plan shows existing single-family area in Wilkes and Whitesboro remaining generally unchanged.
- Main Street/Route 9 intersection needs major improvements including pedestrian crosswalk.
- Consider public plaza with water feature at Main Street Route 9 Intersection. Also look at playground in this area.
- Provide sidewalks along Route 9 and local roads to provide access.
- Consider public park with art in Indian Trail Town Center zone area; also a public park with a gazebo in this area.
- Additional open spaces considered for area near Indian Trail and Route 9.
- Route 9/Indian Trail should be considered as an area for a public park with a gazebo, such as the Wawa site and the billboard site.

### **Group #3**

- Plan shows the Wawa site being an area for change. Post Office and Recreation Center should remain. Enterprise Drive should remain as well.
- This group agreed with comments raised at the previous groups.
- High Line should become a bike path.
- Public park at Main Street/Route 9 area.
- Home Depot and Indian Trail area should provide location for train depot with a commercial area as part of the re-activation of train line.
- Other comments raised at the meeting included discussion of water and sewer infrastructure capacity and ability to accommodate growth plan in Whitesboro-Burleigh and other areas. Major concern about water supply capacity since many people have wells in this area.



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Extensive discussion on size of future development within the Town Residential Zone and interest was expressed to provide larger lots for future development within this area-above 5,000 sq. ft. M. Shiffman indicated that the zoning in this area would be reevaluated to consider current lot sizes and the sizes of remaining vacant lots.

Bob Noel thanked all of the workshop attendees for participating. He noted that meeting summary and results of the exercise will be put on the Township website. Further Planning Board meetings will be held to review the draft Land Use Plan as it is drafted.

Meeting adjourned at approximately 10:30 p.m.

Meeting minutes prepared by Marcia Shiffman.

MRS/dw

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Burleigh Meeting Minutes\_rev 100209.docx

# MIDDLE TOWNSHIP VISION 2030 SIGN IN SHEET

NAME	E-MAIL	AFFILIATION WITH MIDDLE TOWNSHIP		CENTER MOST INTERESTED IN	
		• Elected Official	• Business Owner	• Resident	• Vacation Home Owner
		• Other (Specify)			
July 29, 2009 MIDDLE TOWNSHIP VISION WORKSHOP - CAPE MAY COURT HOUSE					
1. <i>Anna Dell</i>	<i>euuahine@hotmail.com</i>	Resident		CMCH	
2. <i>Pete Jespersen</i>	<i>pete-jespersen@ml.com</i>	"		"	
3. <i>Steven O'Connor</i>	<i>steven.oconnor@verizon.net</i>	"		"	
4. <i>John Michaels</i>		Resident		CMCH	
5. <i>Royce Dymally</i>		"		CMCH	
6. <i>Thomas J. West</i>		"		"	
7. <i>Pete Loney</i>		Resident/M.R. Comm.		CMCH/STAD. STON	
8. <i>Roy Bates</i>		Resident		CMCH AS	
9. <i>Bob Noel</i>		Res/BO		CMCH -	
10. <i>Terril Schrad</i>		Res		CMCH	

# MIDDLE TOWNSHIP VISION 2030 SIGN IN SHEET

NAME	E-MAIL	AFFILIATION WITH		CENTER MOST INTERESTED IN	
		MIDDLE TOWNSHIP			
		<ul style="list-style-type: none"> <li>• Elected Official</li> <li>• Business Owner</li> <li>• Resident</li> <li>• Vacation Home Owner</li> <li>• Other (Specify)</li> </ul>		<ul style="list-style-type: none"> <li>• Cape May Court House</li> <li>• Del Haven</li> <li>• Goshen</li> <li>• Green Creek</li> <li>• Hildreth</li> <li>• Rio Grande</li> <li>• Swainton</li> <li>• Whitesboro-Burleigh</li> </ul>	
11. Bob & Edie Conson		Legendemere Ct. CMCH, NJ			
12. Rose V. HEARN		864 GOSHEN RD. GOSHEN, N.J. 08448-0113			
13. Daniel L. Roeter		864 " " " "			
14. John Ludlar		65 Stagswood Rd. cmch			
15. Mike McFurk		401 Mechanic OMCH			
16. Bette McFurk		401 Mechanic OMCH			
17. Bernice BRUSSO		486 Atlantic Ave CM.C.H			
18. Donald & Anderson		238 Atlantic Ave C.M.C. H. NJ.			
19. David MILES		33 GOSHEN RD. CMCH.			
20. Tom Sched		103 Mechanic St. CMCH NJ			

MIDDLE TOWNSHIP VISION 2030  
SIGN IN SHEET

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21. ANTHONY HILCMAN		CMTCH	<del>ANTHONY</del> HILCMAN1948@HOTMAIL.COM		
22. Catherine Forester		14 POPPARE ST	CMTCH		
23. KARRY RUSH		107 DIAS CREEK RD	CMTCH		
24. JOAN RUSH		107 DIAS CREEK RD	CMTCH		
25. Cheryl Spaulley		428 Spaulley Rd	CMTCH		082210
26. Robert Spaulley		301 Spaulley Rd	CMTCH		082210
27. Robert Spaulley		107 Buckle Ln - Swanton, NY			
28. Christine Dittmer		14 E. Miley St	Whitesboro		08252
29. HANESS & CONE COURT		25 Sand Creek Dr.	CMTCH		08210
30. Verna Douke		1704 Lg N	CMTCH		08210

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31. JOHN NEWDECK	7/29/09	CNCH	VISION WORKSHOP		
32. Agnos + Charles Keenan		CKEENAN3@verizon.net	45 WYANDMORE ST CNCH		
33. Juan DeJong					
34. Bette McShuck					
35. Mike McShuck					
36. JESSICA KNOX		American Littoral Society	jessica@littoralsociety.org		
37. JAMES LEONARD		LOCATION FOR MIDDLE CONCERNS. NET.			
38. Steve Bury		Dundee, Twp. Council member			
39. Kate Meade		NJOSC			
40. MARCIA SIFFERT		MASTER CONSULTANT			



# **MIDDLE TOWNSHIP VISION 2030** **SIGN IN SHEET**

	<u>NAME</u>	<u>E-MAIL</u>	<u>AFFILIATION WITH MIDDLE TOWNSHIP</u> <ul style="list-style-type: none"> <li>• Elected Official</li> <li>• Business Owner</li> <li>• Resident</li> <li>• Vacation Home Owner</li> <li>• Other (Specify)</li> </ul>	<u>CENTER MOST INTERESTED IN</u> <ul style="list-style-type: none"> <li>• Cape May Court House</li> <li>• Del Haven</li> <li>• Goshen</li> <li>• Green Creek</li> <li>• Hildreth</li> <li>• Rio Grande</li> <li>• Swainton</li> <li>• Whitesboro-Burleigh</li> </ul>
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## Middle Vision 2030: Cape May Court House Workshop Meeting – 7/29/09

### Exercise #1 Results

What are important assets of Middle that you feel should be maintained and/or preserved in the future?

- Historic Aspect	21 Dots
- Safe Streets	1 Dot
- Small Town Aspect	12 Dots
- Keep Municipal Facilities in Court House	2 Dots
- Keep Single Family/Residential	11 Dots
- Maintain County Facilities – Library	7 Dots
- Maintain Sidewalks	1 Dot
- Maintain Shopping Areas	0 Dots
- Keep Current Services	0 Dots
- Maintain Current Parks	2 Dots
- Maintain Environment	12 Dots
- Maintain Bike Paths	3 Dots
- Maintain Social/Community Centers	2 Dots

If you had a magic wand that gave you the ability to make Middle look the way you wanted, how would you like Middle to look in the future?

- Better Connections Both Sides of Parkway	1 Dot
- Parkland in Center	10 Dots
- Small Movie Theatre (Seating Areas in Center)	2 Dots
- Organic Garden	1 Dot
- Restoring Historic Building	19 Dots
- Add More Trees in Parking Lots	3 Dots
- Add Town Gateway	2 Dots
- Attract More Businesses	4 Dots
- Connected/Uniform Sidewalks & Wider Sidewalks	8 Dots
- Better Lighting	0 Dots
- Property at End of Railroad Street to become part of Wildlife Refuge	9 Dots
- More Recreational/Entertainment	3 Dots
- Industrial Park in CMCH	1 Dot
- Extend Bike Path to Center	6 Dots
- Speeding with Traffic Calming	2 Dots
- Better Property Maintenance & Enforcement	2 Dots
- No Flush/No Pay	1 Dot

## Middle Vision 2030: Cape May Court House Workshop Meeting – 7/29/09

### Exercise #1 Results

What do you see as the major challenges, i.e. Planning related problems, land use, transportation, etc., that we need to be addressed in the future?

- |   |         |
|---|---------|
| - Location of Mining/Recycling                      | 3 Dots  |
| - Traffic Congestion & How it Relates to Bike/Peds  | 7 Dots  |
| - Maintain Historic Character with New Development  | 12 Dots |
| - Parking   | 4 Dots  |
| - Public Transportation                             | 2 Dots  |
| - Pedestrian Friendly Streets                       | 5 Dots  |
| - Taxation  | 4 Dots  |
| - Increased Need for Services to Elderly Population | 1 Dots  |
| - School Facilities for Growing Population          | 5 Dots  |
| - Water Supply                                      | 17 Dots |
| - Growing Medical Center                            | 0 Dots  |
| - Creating Too Much Density in Court House          | 13 Dots |
| - Environmental Constraints Affecting Future Growth | 7 Dots  |

What do you think the future holds for Middle Township if we continue with business as usual?

- |  |         |
|--|---------|
| - Youth Will Leave – No Jobs             | 8 Dots  |
| - Summer Gridlock                        | 5 Dots  |
| - Fragmentation of Cape May Forest       | 9 Dots  |
| - More Strip Malls                       | 1 Dot   |
| - More Traffic                           | 5 Dots  |
| - More Noise                             | 2 Dots  |
| - Uglier Building                        | 2 Dots  |
| - Overdevelopment of Open Space          | 11 Dots |
| - Middle Class Will Disappear            | 8 Dots  |
| - Life-Long Residents will be Forced Out | 7 Dots  |
| - Increase Crime                         | 4 Dots  |
| - Congestion                             | 10 Dots |
| - Remain a Retirement Community          | 10 Dots |

\\\\njncad\\projects\\2006\\06001370G\\Meeting\_Minutes\\Visioning Workshops\\072909 Cape May Court House Meeting\\072909 Exercise1 Dots Results.docx