



Consulting, Municipal & Environmental Engineers
Planners ■ Surveyors ■ Landscape Architects

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Meeting Minutes
Middle Township Vision 2030
Rio Grande Regional Center
Middle Township High School
Thursday, August 6, 2009
6:30 PM-10:15 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 Rio Grande. 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 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 Rio Grande. 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 village setting to help illustrate their ideas. The results can be summarized as follows:

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

Group #1

- Most of Route 9 frontage and Route 47 from the Garden State Parkway West to Shunpike Road area should remain unchanged. Areas for change are along Route 47 near railroad line including Old School and Concrete Plant and trailer park near Sixth Street. Areas for limited transformation/upgrading include Route 47 Village Shops area.
- Need sidewalks.
- Provide bike lanes.
- Address traffic cutting through residential areas-need traffic calming.
- Linden Avenue does not line up with signal at Route 9.
- Need alternative roads to bypass congested intersections.
- Create barrier or transition between residential and commercial areas.
- Provide mixed use streets with on-street parking.



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- Consider three (3) to four (4) story mixed use buildings.
- Consider potential collector road with landscaped turning median and on-street parking.

Group #2

- Plans show commercial on West side of Route 9 up to Wal-Mart, Post Office, and residential neighborhoods remaining. Areas needing upgrades include the K-Mart Plaza and Village Shops along Route 47. Areas suitable to change include older commercial structures on the south side of Route 9 East of the Post Office and trailer park on Route 47 /Sixth Street.
- Improve Route 9/Route 47 intersection.
- Extend Railroad Avenue/Shunpike Road to Court House.
- Expand Rio Grande Avenue to serve as local bypass to Route 47 which will reduce traffic at Route 9/Route 47 intersection.
- Expand railroad service as public transportation.
- Create railroad depot with commercial area.
- Widen Route 9 and Route 47 to address congestion.
- Add sidewalks and trees along curb to act as a buffer for pedestrians.
- Consider service road for commercial area along Route 9 to reduce traffic.
- Change proposed zoning along east side of Route 9 South of Rio Grande Avenue from proposed TR-Town Residential to Town Center.

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.

Last visioning meeting for Whitesboro/Burleigh time and location were discussed.

Meeting adjourned at approximately 10:15 p.m.

Meeting minutes prepared by Marcia Shiffman.

MRS/dw

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Middle Vision 2030: Rio Grande Workshop Meeting – 8/6/09

Exercise #1 Results

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

- Accessibility to Stores
- Keep Open Space 7 Dots
- Maintain Anchor Stores 2 Dots
- Railroad 3 Dots
- Maintain Parkway Access 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?

- Widen Rt. 47 & Rt. 9 to Address Traffic Congestion 3 Dots
- Rt. 55 Extension to Cape May 4 Dots
- Bike Paths throughout Twp.
- Improve Traffic Patterns on Rt. 47 2 Dots
- Year Round Railroad 1 Dot
- Railroad Ave/Shunpike Rd. Extension to Cape May Court House Rd. to Bypass 3 Dots
- Rail Station with Shopping Areas 2 Dots
- Keep Height @ 3 Stories 2 Dots

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?

- Traffic 6 Dots
- Population Explosion in Rio Grande 1 Dot
- Public Transportation 2 Dots
- Coordination Between County & Township
- Economy-Attracting Small Business to Existing Commercial Properties 1 Dot
- Coordinating with US Fish & Wildlife To Protect Lands 2 Dots
- Population Density 6 Dots
- Traffic Speeding/Rerouting through

Middle Vision 2030: Rio Grande Workshop Meeting – 8/6/09

Exercise #1 Results

- Residential Streets, which needs Traffic Calming 3 Dots
- People that don't want change 1 Dot

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

- No Progress 3 Dots
- Increased Congestion 3 Dots
- Over Population 3 Dots
- Increased Taxes 8 Dots

MS/dw

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MIDDLE TOWNSHIP VISION 2030

SIGN IN SHEET

Rio Grande Vision Workshop - Aug 6, 2009

NAME

E-MAIL

AFFILIATION WITH

MIDDLE TOWNSHIP

- Elected Official
- Business Owner
- Resident
- Vacation Home Owner ✓
- Other (Specify)

CENTER MOST INTERESTED IN

- Cape May Court House
- Del Haven
- Goshen
- Green Creek
- Hildreth
- Rio Grande ✓
- Swanton
- Whitesboro-Burleigh

Harold Ott None

1. S. MARRINER (Sciell144@Homeowner, Bus. Owner)
AOL.com

(Rio Grande)

2. Tom Flud None

Del Haven

3. BERNICE BRUNSON

C.M.C.H.

4. LAURENCE HOGAN

Rio Grande ✓

5. COLEMAN K. COOPER coleys708210@yahoo.com

C.M.C.H.

6. BURGESS BUTCH HAMEN

Swanton

7. Velma Pough

Swanton

8. Cheryl Spaulding

C.M.C.H.

9. Jessica Knox

all of Middle

10. Susan deLany

C.M.C.H.

MIDDLE TOWNSHIP VISION 2030

SIGN IN SHEET

Rio Grande Visioning Workshop - August 6, 2009

NAME

E-MAIL

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CENTER MOST INTERESTED IN

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- Swainton
- Whitesboro-Burleigh

11.

Patricia Weir

Edward TOSCANNA

Readjust

CMC
Rio Grande

12.

Kate Meale

NJOSG

13.

Marcin Shuffman

Maner Consulting

14.

Bob Noel.

15.

Steven Barry

16.

Mark Mallett

17.

18.

19.

20.