



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

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Meeting Minutes
Middle Township Vision 2030
Cape May Court House Regional Center
Middle Township High School
Wednesday, July 29, 2009
6:30 PM-10:00 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 Cape May Court House. 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 Cape May Court House 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 Cape May Court House Center. 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 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 five groups that participated in this process and the results can be summarized as follows:

Group #1

- Plans show preserving historic area and area of Railroad Avenue adjacent to Wildlife Refuge. Shopping area pm Stone Harbor Boulevard shown as being subject to change.
- Provide gateway along Stone Harbor Boulevard west of GSP with public park area.
- Provide public park with gazebo in area north of Broadway Road/Route 9 intersection.
- Improve Acme parking lot areas with 3 story mixed use buildings.
- Create public park with benches along Magnolia Avenue.
- Provide paved square and water feature park area along Mechanic Street.
- Provide 3 story mixed uses along Route 9/Mechanic Street commercial area.
- Provide public park on Magnolia Street with benches and lighting.



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- Maintain railroad tracks.
- Close down future mining off of Goshen Road.
- Keep area north of Railroad Avenue lower density rural conservation area.
- Retain Cape May Court House Historic district.
- Mechanic Street, Diaz Creek and Goshen Road are congested and unsafe. Need to improve roads and intersections for pedestrians.

Group #2

- Plan shows most of the Cape May core being retained and preserved in its current scale, especially in the historic district area.
- Area north of Railroad Avenue should be retained as RC Rural Conservation/Low Density Single Family and be incorporated into National Wildlife Refuge.
- Include a 2 - 3 story mixed use building in Acme and Super Fresh area.
- Create outdoor dining and seating area at intersection of Cape May Court House/ (Burger King corner).
- Provide park in the older historic district area at old lumber yard.
- Preserve historic areas. Stop growth within that area.
- Provide affordable senior citizen housing.

Group #3

- Plan shows the older historic part of Cape May Court House being preserved.
- Area north of Railroad Avenue recommending change to lower density Rural Conservation.
- Change in the older shopping centers (Acme, Super Fresh) to mixed use Main Street with 2 $\frac{1}{2}$ to 3 story buildings.
- Include public park in open space area along Magnolia Street.
- Route 9 Historic District
- Provide diagonal on-street parking to accommodate parking needs and slow traffic.

Group #4

- Plans did not show any areas for change within the Town Center with the exception of area north of Railroad Avenue to change to RC Rural Conservation and residential not TR at Goshen Road, north of Railroad Avenue.
- Provide on-street parking, sidewalks and mixed use development along Route 9 and in the Acme shopping (3 story buildings).
- Provide traditional park square with water feature in Magnolia Avenue historic district area.



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Group #5

- Plans show preservation of the Cape May Court House Historic District Area.
- Recommend rezoning area north of Hance Avenue to Residential not Town Residential.
- Preserve Mechanic Street Town Professional area.
- Provide gateway into Cape May Court House from Parkway.
- Consider Super Fresh and Acme site for 3-story mixed use buildings and plaza with outdoor dining.
- Route 9 south of Mechanic Street 3-story mixed use buildings are appropriate for this area.
- Preserve hospital.
- Super Fresh area - 4-story mixed use residential uses appropriate.
- Should improve Main Street to be more inviting for visitors.
- Burger King area is good location for focal features such as paved square with water features.
- Super Fresh/Acme area create plaza with outdoor dining and 3 to 4 story mixed use buildings.

Group #6

- Plans shows Cape May Court House Historic District to be preserved.
- Area north of Hance Street to be changed to RC Zone.
- Area along Goshen to remain single family, not TR.
- 2 story mixed use buildings recommended.
- Provide bike lane and sidewalks on all roads.

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.

Next two visioning meetings time and location were discussed.

Meeting adjourned at approximately 10:00 p.m.

Meeting minutes prepared by Marcia Shiffman.

MIDDLE TOWNSHIP VISION 2030 SIGN IN SHEET

NAME	E-MAIL	AFFILIATION WITH MIDDLE TOWNSHIP		CENTER MOST INTERESTED IN	
		<ul style="list-style-type: none">• Elected Official• Business Owner• Resident• Vacation Home Owner• Other (Specify)		<ul style="list-style-type: none">• Cape May Court House• Del Haven• Goshen• Green Creek• Hildreth• Rio Grande• Swanton• Whitesboro-Burleigh	
JULY 29, 2009 MIDDLE TOWNSHIP VISION WORKSHOP - CAPE MAY COURT HOUSE					
1. Emma Bell	emma.bell@hotmail.com	Resident	CMCH		
2. Peter Jespersen	peter.jespersen@ml.com	"	"		
3. Steven O'Connor	steven.oconnor@verizon.net	"	"		
4. John Michaels		Resident	CMCH		
5. Royce Dymally		"	CMCH		
6. Christine Dymally		"	"		
7. Peter Lough		Resident/M.R. Comm.	CMCH/STAD. STON		
8. Roy Bates		Resident	CMCH AS		
9. Bob Noel		Res/BO	CMCH -		
10. Terri Schrad		Res	CMCH		

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11. Bud & Edie Conson		Alegandemene 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	CMCH		
16. Bette McFurk		401 Mechanic	cmch		
17. Bernice BRUSSO		486 Atlantic Ave	CMCH		
18. Donald & Anderson		238 Atlantic Ave	C.M.C. N.J. 79.		
19. David MILES		33 GOSHEN RD.	CMCH.		
20. Tom Sched		103 Mechanic St.	CMCH NJ		

**MIDDLE TOWNSHIP VISION 2030
SIGN IN SHEET**

<u>NAME</u>	<u>E-MAIL</u>	<u>AFFILIATION WITH MIDDLE TOWNSHIP</u>	<u>CENTER MOST INTERESTED IN</u>
	7/29/09	CNCH Workshop	<ul style="list-style-type: none"> • Cape May Court House • Del Haven • Goshen • Green Creek • Hildreth • Rio Grande • Swanton • Whitesboro-Burleigh
21. <u>ANTHONY HILCMAN</u>		CNCH	ANTHONY HILCMAN1948@HOTMAIL.COM
22. <u>Catherine Forester</u>		14 POPPARE ST	CNCH
23. <u>KARRY RUSH</u>		107 DIAS CREEK RD	CNCH
24. <u>JOAN RUSH</u>		107 DIAS CREEK RD	CNCH
25. <u>Sherry Spaulley</u>		428 Spaulley Rd	CNCH
26. <u>Robert Spaulley</u>		301 Spaulley Rd	CNCH
27. <u>Paula Spaulley</u>		107 Brook Ln - Swanton, NJ	
28. <u>Christine J. Hatcher</u>		14 E. Wiley St	Whitesboro 08552
29. <u>HANESS & CONE CONSULT</u>		25 Sand Street Dr.	CNCH
30. <u>Wma Joubert</u>		1704 E 9 N	CNCH

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31. JOHN NEWDECK	7/29/09	CNCH	VISION WORKSHOP		
32. Agnos + Charles Keenan		NEWDECKXYZ@HOTMAIL.COM	43 CREST CNCH		
33. Juan DeJong		CKeenan3@Verizon.net	45 WYANDMORE & CNCH		
34. Bette McShuck					
35. Mike McShuck					
36. JESSICA KNOX		American Littoral Society	jessica@littoralsociety.org		
37. JAMES LOUNDMAN		LOUNDMANFORMIDDE@COMCAST.NET			
38. Steve Bury		Dundee, Twp. Council member			
39. Kate Meade		NJOSC			
40. MARCIA SIFFERT		MASTER CONSULTANT			

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