

Flood

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any appeals, the final maps for rating purposes would be released in August 2015. Mahaney said he believes most homeowners will be satisfied with the new maps because of the decrease in V (velocity) zones and the likelihood of homes in flood zones not having to be raised or raised as high as owners anticipated.

"It's my understanding from the preliminary discussion that the flood maps, the Preliminary Work Maps, are more conducive to our residents than the original Advisory Base Flood Elevation maps that came out at the beginning of this year," he said. "They have reduced some of the V zones in size and number, and they also lowered some of the elevations."

Mahaney said the city plans to host another town hall meeting once council is further along in the process, much like the meeting held at Convention Hall in June. He said the next meeting would be in early 2014 if all goes according to plan.

Look

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sible for the review and examination of these items will consist of Mahaney, Deputy Mayor William Murray, City Manager Bruce MacLeod, Planning Board Engineer Craig Hurlless, City Solicitor Tony Monzo, Code Enforcement Officer John Queenan, Zoning Board member Claire McAlinden, Planning Board member John Van de Vaarst and Zoning Officer Mary Rothwell.

During public comment, resident Jim Wyatt said the Washington Street Mall has a number of businesses with outdoor seating, which he alleged has led to an abundance of littering on the mall.

"It's a disgrace how some people treat the mall," he said.

Wyatt said business owners should have a responsibility keep the area around their property clean or the

city should have part-time employees to do so. He said it was not just outdoor seating customers to blame for the problem, but mall goers in general and some neglect from the city. He said many of the flower and tree boxes are falling apart because the city has not addressed the issue. MacLeod said there is a plan in the works to replace the flower boxes with more sufficient material. He said it was an ongoing battle with the original contractor, as the material used was not what the city expected when the flower boxes were finished in 2008.

Wyatt said regarding the littering, incidences of vandalism and disregard for city code and mall regulations, the city should have Class II or part-time police officers patrolling the mall and the surrounding area for better enforcement, especially between the hours of 7 and

10 p.m. He said even though skateboarding and bicycling on the mall have been outlawed, there are still incidences occurring regularly.

"These officers could stop these kids from skateboarding and riding their bicycles, going head on with people telling them to get out of the way. I was sitting on the mall today and there were a couple of benches pulled right out of their foundation," he said. "I think we need more enforcement out there."

Mahaney agreed there needed to be more police presence on the Washington Street Mall. He said outdoor seating committee meetings will be open to the public and advertised accordingly so residents are aware.

Report

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ity report is a non-binding report, having no legal affect on Cape May's potential withdrawal from the district. He said the city would have 30 days to petition the state commissioner of education following the release of Stepura's report (NJSA 18A: 13-54).

"The commissioner of education will then convene a board of review to examine the feasibility reports and vote to authorize a referendum," he said.

He said the referendum would allow residents from all of the constituent municipalities to vote on Cape May's withdrawal from or dissolution of the Lower Cape May Regional School District. He

said the voter referendum would occur in late 2014 if authorized.

Gagliardi said if the voter referendum is not approved or residents vote to keep Cape May as part of the district, keeping taxes for the city at the same level, the next step would be to take its case to court.

Cape May has made it clear if it withdraws from the district, or if the district is dissolved, it would not send its students to a different school. The city is hoping to lower its current tax levy to the district, which is around \$6.6 million or 35 percent of the schools overall budget.

Cape May's feasibility report said while Cape May is presently paying over \$79,000

per student sent to the district, the amount is estimated to increase to nearly \$93,000 for the 2013-2014 school year, as the funding formula is primarily based on equalized property value.

Cape May property owners pay at a rate of .226 per \$100 of assessed value. In Lower Township the rate is .291/\$100 and in West Cape May, .294/\$100.

If Cape May is successful in its efforts, Lower Township could see a \$5.5 million dollar tax levy increase, according to Cape May's feasibility report. Lower Township Mayor Mike Beck has said he believes the amount would be much higher for residents of Lower Township.

Sewers

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sale.

According to Santoro, several neighbors are spending between \$12,000 and \$20,000 to address storm water flooding, including installing French drains and automatic sump pumps to deal with water.

Township Manager Mike Voll said the council was trying to address the issue. He added that the development probably should not have been built where it is. According to one of the neighbors, Roseann Avenue sewer to be a creek bed. A storm sewer on nearby Deborah Avenue seems to have running water in it all the time. Resident Bill Rogers said during a storm he can stand in his yard and watch a stream of water running from Susanne Avenue

through his back yard.

Voll said the township is not skirting the issue, and is spending \$65,000 on a study to determine the breadth and scope of the problem and the potential cost to fix it. He said he is aware that the trunk line is 40 to 60 percent blocked and that it would be a big expense simply go in and replace the trunk line.

"We could spend \$2 million to \$3 million to replace it," he said. "But we are not going to do a quick fix and spend \$2 million to \$3 million."

Township Engineer George Curvan said the matter involved more than just replacing a sewer pipe.

"We need an analysis of the entire area," he said.

Last year the engineering firm of Hatch Mott MacDonald said a study was needed to ascertain how much water was draining into the trunk line and from where it was coming. Representatives said they needed to look at the entire watershed area.

Resident Joe Thomas said the study was commissioned more than a year ago.

"The road is not terra firma - it's liquid," he said.

Residents also mentioned sinking sidewalks and cracked pavement, which they believe is due to washout underneath the street. Santoro said a resident in the 200 block had the end of his driveway collapse

while backing out his truck. Santoro asked what the engineers were doing for the past year.

"Are they going to college to learn how to do this?" he asked.

Voll said they had spoken to the engineering firm, which indicated it was backed up by work related to Hurricane Sandy.

Mayor Mike Beck said he knows there are drainage problems in the township and he has gotten calls from New York Avenue to Bayshore Road. He said they want to do something, but the township wants to do the right thing. He said he understood there is a problem on Roseann, but said the township makes a distinction between problems and great problems.

"The rule of thumb is if the water is gone in 24 hours it is not a great problem. But (Roseann Avenue) is a problem that needs fixed," he said.

Voll said the township has to do its best to meet the needs of residents but still need to be frugal with township money.

Councilman Thomas Conrad assured said something is being done about the problem.

"This problem has been kicked down the road for years, but this council is

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