



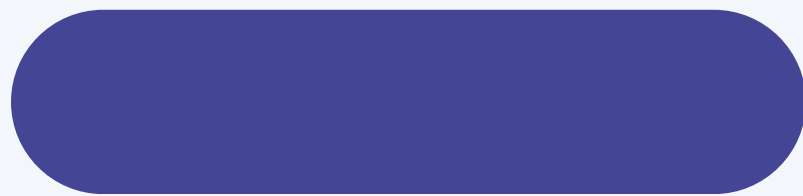
STATE OF THE TOWNSHIP

MARCH 11, 2026

Presented to the Middle Township Chamber of Commerce
by Mayor Chris Leusner

OUR VISION

We will build on the foundation of a uniquely desirable place to live, work and visit by actively seeking to expand opportunities, attract business and enhance recreation.



OUR BELIEF

A well-run town will attract
and retain well-run businesses.



OUR COMMITMENT

- Sound financial management
- Stable tax rate
- Expanding ratable base
- Responsible business development
- Improving quality of life
- Seeking savings and efficiency



DELIVERING VALUE

AVERAGE MIDDLE TOWNSHIP TAX BILL 2025

\$5,375

AVERAGE 2025 TAX BILL

\$1,500

**AVERAGE PORTION FUNDING
MUNICIPAL SERVICES**

\$4.11

AVERAGE COST PER DAY

AVERAGE NJ PROPERTY TAX BILL MIDDLE COMPARISON

AVERAGE NJ PROPERTY TAX BILL 2025	\$10,570
AVERAGE TAX BILL FOR CMC MUNICIPALITIES	\$6,273
AVERAGE TAX BILL – MIDDLE TOWNSHIP	\$5,375
MUNICIPAL LEVY 27.92% OF TOTAL TAX BILL	\$1,500



IMPACT ON HOME OWNERS - EXAMPLE 12 TIMBERLEA LANE



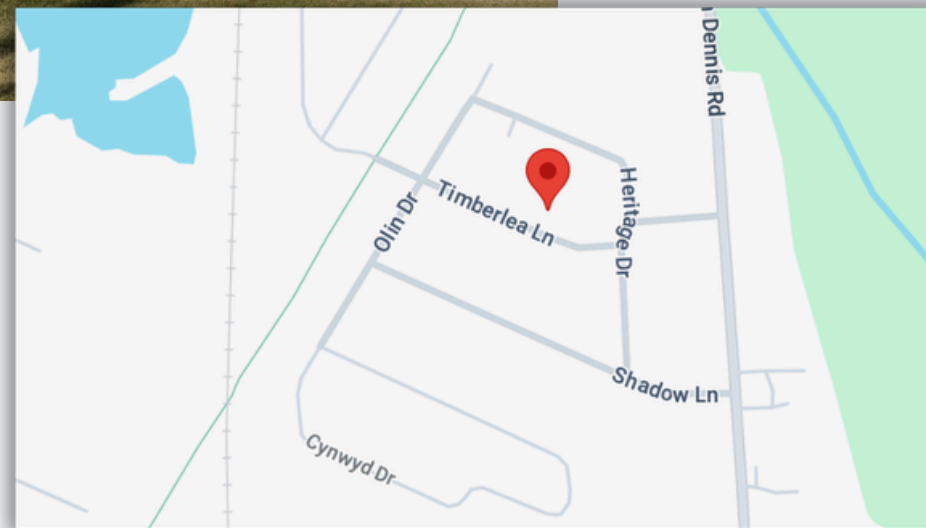
TAX HISTORY 2023–2025

2023 - \$5,841

2024 - \$5,991 +\$150 Increased 2.56%

2025 - \$6,142 +\$150 Increased 2.52%

2026 - Pending Final Budget Approval





**MIDDLE TOWNSHIP
EXPANDING RATABLE BASE**

2025 RATABLE TOTAL: \$2,947,047,800

2026 RATABLE TOTAL: \$3,027,875,100

2025 INCREASE IN RATABLES: \$80,827,300



**MIDDLE TOWNSHIP
BUDGET SURPLUS**

2025 BUDGET SURPLUS

\$6,867,883 RECORD SURPLUS

2025 INCREASE IN SURPLUS

\$1,938,615 RECORD ONE YEAR INCREASE

BUILDING OUR SURPLUS

SURPLUS HAS INCREASED BECAUSE:

- **ADDED ASSESSMENTS/DEVELOPMENT AND THE CORRESPONDING ADDED REVENUE**
- **NEW REVENUE SOURCES (LOCAL CANNABIS TAX \$95K)**
- **CONSERVATIVE ESTIMATES USED DURING THE BUDGETING PROCESS.**
- **BEING MINDFUL OF SPENDING, AND HOW THE LAPSING OF APPROPRIATIONS IS VITAL TO THE FINANCES OF THE TOWNSHIP**



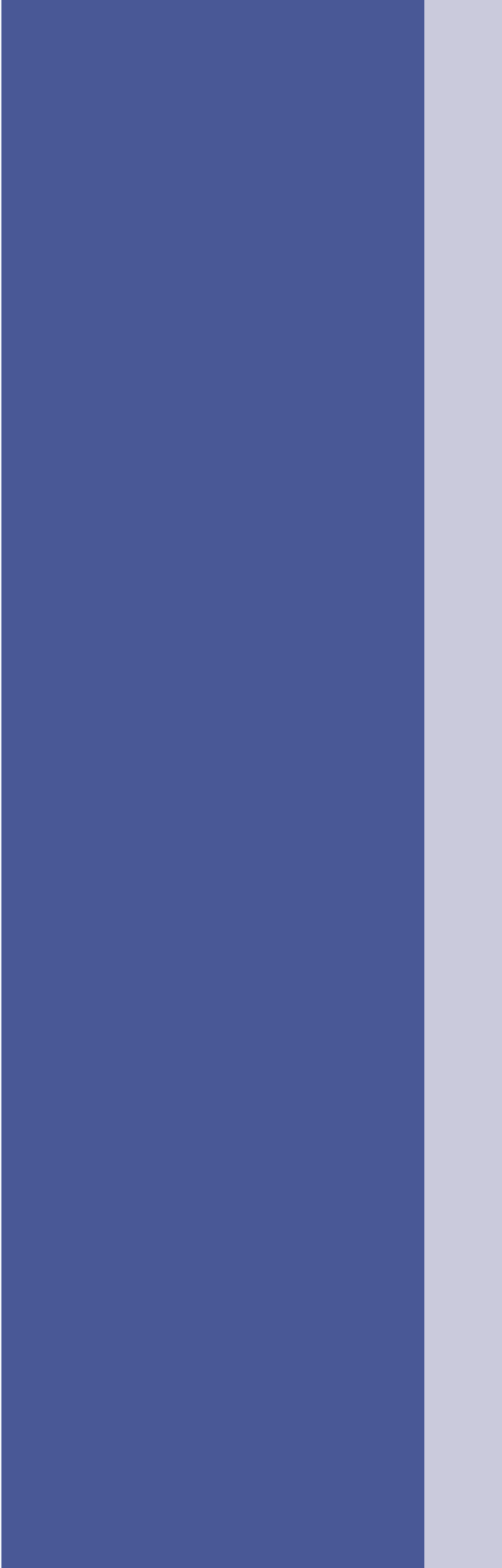
MIDDLE TOWNSHIP BUILDING OUR SURPLUS

2022 Appropriations unspent from budget \$400,000

2023 Appropriations unspent from budget \$1.1 million

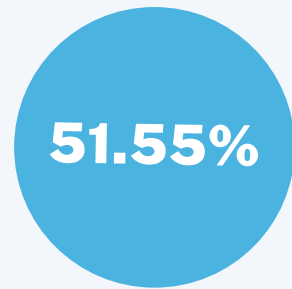
2024 Appropriations unspent from budget \$2.0 million

INCREASING OUR SURPLUS

- Proves financial stability
 - Ensures we maintain or improve our bond rating
 - Assists with future planning and improvements
- 

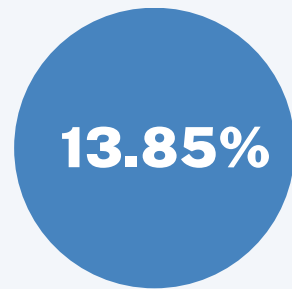
MIDDLE TOWNSHIP

2025 TAX DOLLAR DISTRIBUTION



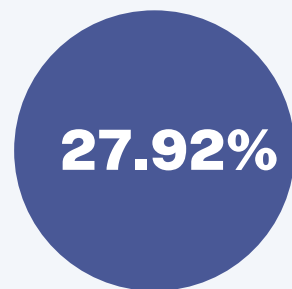
SCHOOL
51.55%

SCHOOL TAX RATE ESTABLISHED
BY BOARD OF EDUCATION 51.55%



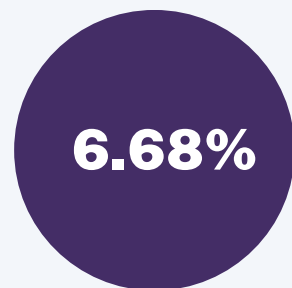
COUNTY
13.85%

COUNTY TAX RATE ESTABLISHED
BY BOARD OF COMMISSIONERS
13.85%



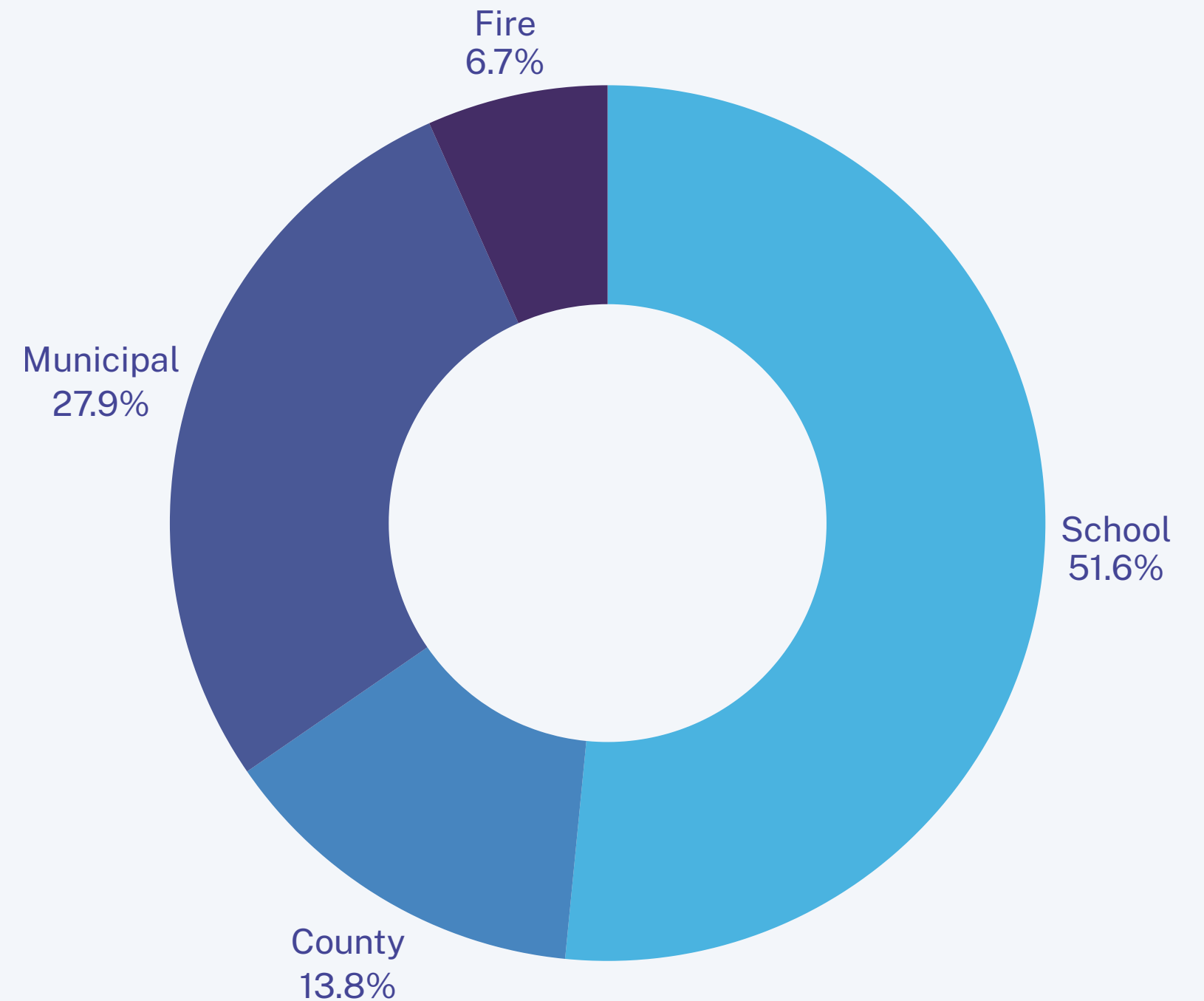
MUNICIPAL
27.92%

LOCAL MUNICIPAL RATE
ESTABLISHED BY MIDDLE
TOWNSHIP COMMITTEE 27.92%
PROVIDES FOR ALL MUNICIPAL
SERVICES



FIRE 6.68%

FIRE DISTRICT RATE ESTABLISHED
BY LOCAL FIRE COMMISSIONERS
6.68%



MIDDLE TOWNSHIP POPULATION UPDATE

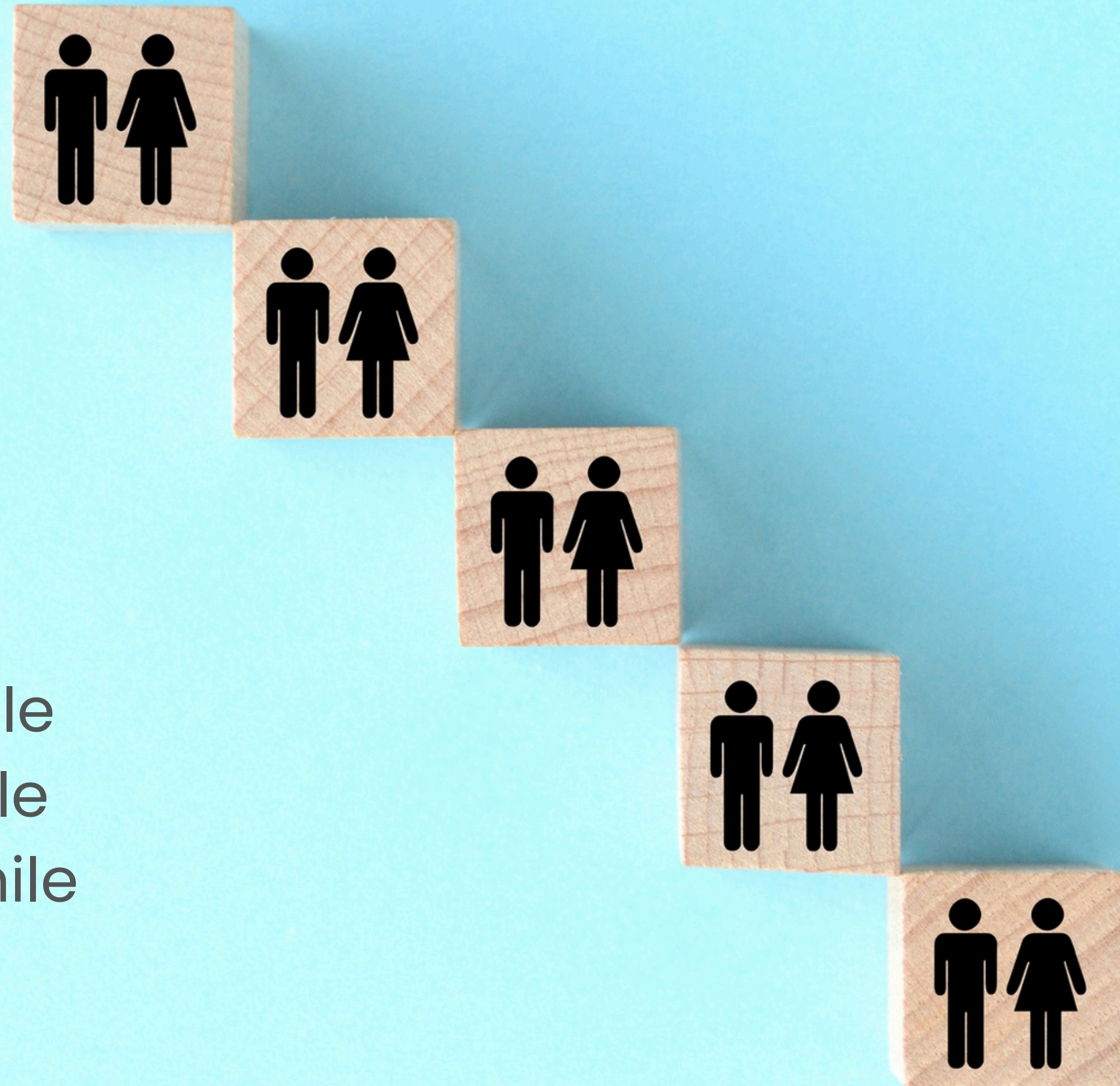
2020 Census – 20,380

2025 Estimate – 20,277

Average residents per sq. mile

NJ Average – 1,210 per sq. mile

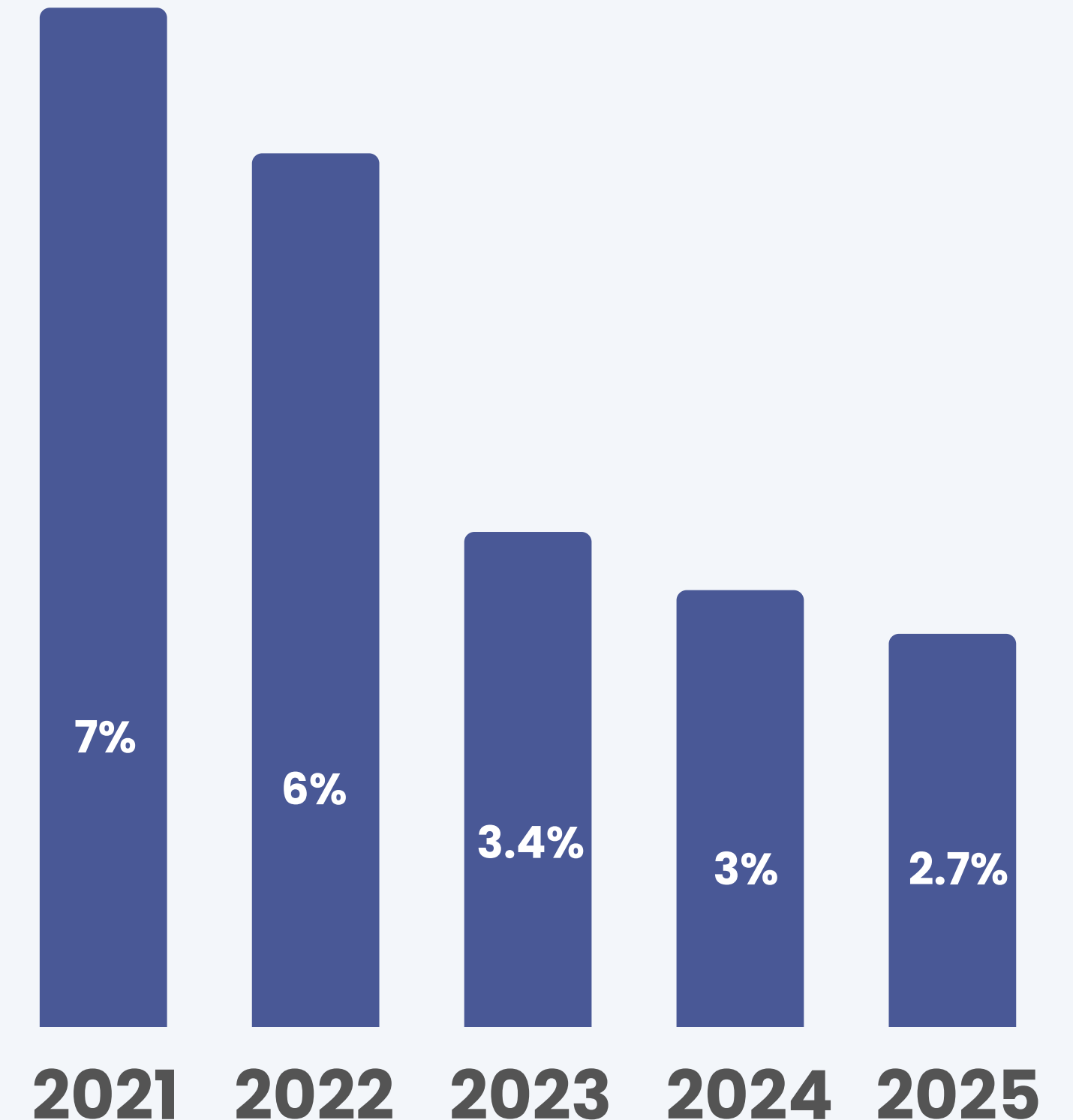
Middle Twp – 288.7 per sq. mile



MIDDLE TOWNSHIP FISCAL CHALLENGES

- Ensuring competitive salaries and wages
- Rising costs of pensions and healthcare
- Inflationary impact on contracts
- Solid waste and recycling contracts
- Spike in energy costs

INFLATION RATE



MIDDLE TOWNSHIP STRUCTURAL SAVINGS

Consistently seeking to improve, consolidate and share services as opportunities are presented.

Combined savings – Privatized EMS/Shared Service for County Dispatch – over \$1.5 million

2025 – Privatized Animal Control under MTPD



MIDDLE TOWNSHIP

DIVERSIFYING REVENUE STREAMS

INSA – Local Cannabis Tax – \$96,799
8 months of collections

Short Term Rental/Occupancy Tax
\$135,522

Cooper Medical Center – \$276,077
(Community Service Payments)





MIDDLE TOWNSHIP

PUTTING THE TAXPAYERS' MONEY TO WORK

**INVESTMENT EARNINGS HAVE SLIGHTLY DECLINED IN THE CURRENT FUND
FEDERAL RESERVE 2025 – THREE INTEREST RATE CUTS**

Current Fund Interest on Investment Totals

2024: \$671,281 v 2025: \$632,716

Sewer Utility Interest on Investment Totals

2024: \$106,584 v 2025: \$127,321



MIDDLE TOWNSHIP BUSINESS REGISTRATIONS

- 2025: 957
- 2026: 790 (renewal period extended to 3/31/26)

MIDDLE TOWNSHIP RESPONSIBLE DEVELOPMENT

- Middle Township promotes responsible economic growth through strong zoning, planning, and construction standards.
- In 2025, the Township saw significant investment from new retail, service, medical, and recreational businesses.
- The Township is pursuing a long-range housing strategy that balances growth, affordability, and preservation of its rural character.



MIDDLE TOWNSHIP RIO GRANDE REDEVELOPMENT ZONE

- Former concrete plant site on Route 47

Proposed Development

- Mixed residential redevelopment replacing former industrial use

Affordable Housing Component

- 20% of units designated as affordable housing

Community Impact

- Transforms a vacant industrial property into productive residential use
- Supports revitalization of the Rio Grande commercial corridor
- Expands housing options while advancing the Township's redevelopment goals



MIDDLE TOWNSHIP

NEW IN 2025

NEW

JP MORGAN CHASE
CARTER'S KIDS
BLUE FIN CAPITAL
INSA
ANZELONE ELECTRIC
ADVENTURE NOOK
TINT COLOR BAR

ROCK OF AGES TATTOO PARLOR
DINK IT PICKLEBALL
WINGSTOP
POPPIN BOB
HARBOR COFFEE
GREENS & GRAINS
BATH & BODY WORKS

COLD BOWL
AT&T
TACOS BY THE SHORE
JERSEY MIKE'S SUBS
7 BREW

MIDDLE TOWNSHIP PROJECTS UNDERWAY

Several significant public and private projects advanced during 2025 and into early 2026:

Cape May County Prosecutor's Office

AtlantiCare Medical Offices – Route 9 (near AMI), having received final approval

Cape May Court House McDonald's – complete renovation

These projects reflect continued investment in public safety, healthcare access, and reinvestment in existing commercial properties.

MIDDLE TOWNSHIP CONSTRUCTION ZONE

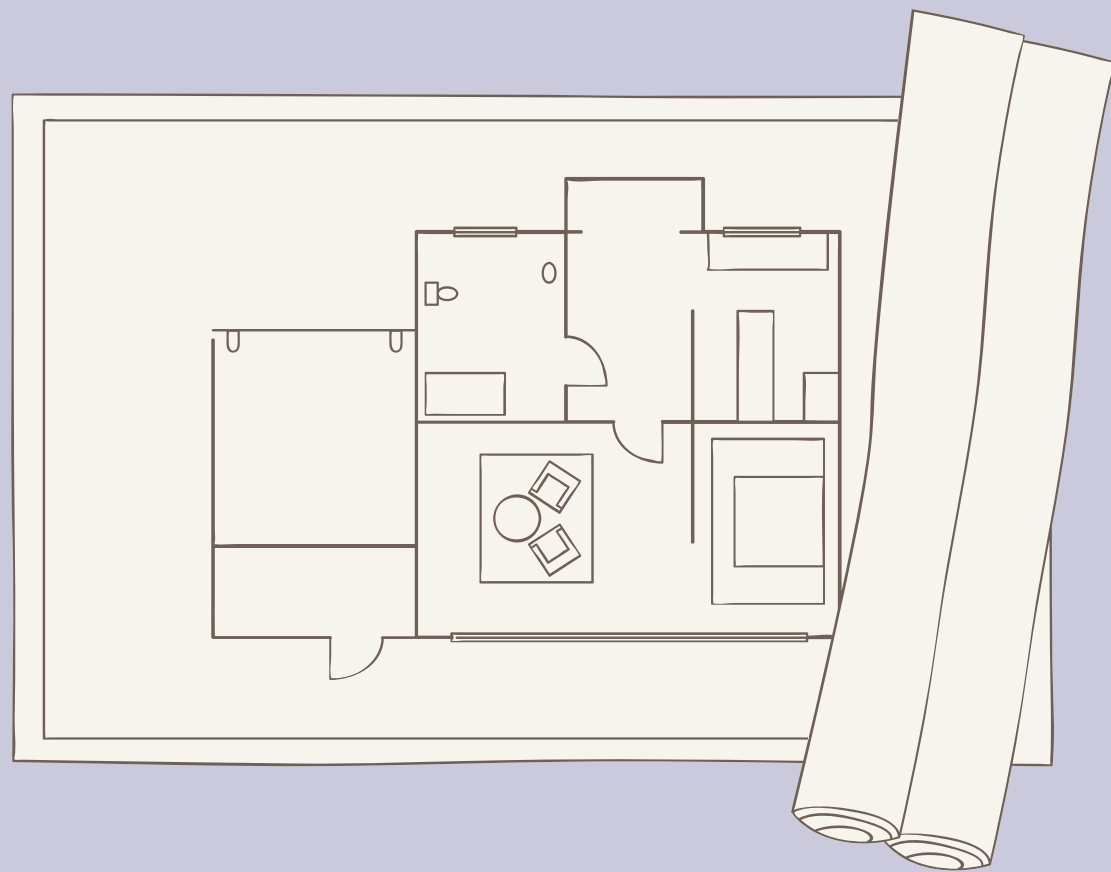
SUBSTANTIAL RESIDENTIAL GROWTH
SUPPORTS HOUSING DEMAND
INCORPORATES AFFORDABILITY



- Stone Harbor Lakes and Townhouses at Stone Harbor Golf Club 194 permits issued
- BGJ1 LLC – 509 Rio Grande Avenue 128 garden apartments/26 affordable housing units
- Avalon Marina Subdivision – 18-lot major subdivision
- DR Horton – 63 townhouses behind Old 7 Mile Brewery
- Coral Point – off Dias Creek, 116 multi-family townhouse residential units



MIDDLE TOWNSHIP PLANS & PROPOSALS



Coastal Classic Railings LLC

1703 Rte. 9 North

construction of a hardware store

American Build Pro Inc

5 Mimosa Drive

3,200 SF office/service building for
an existing construction company

MKAG LLC

1037 Rte. 9 South

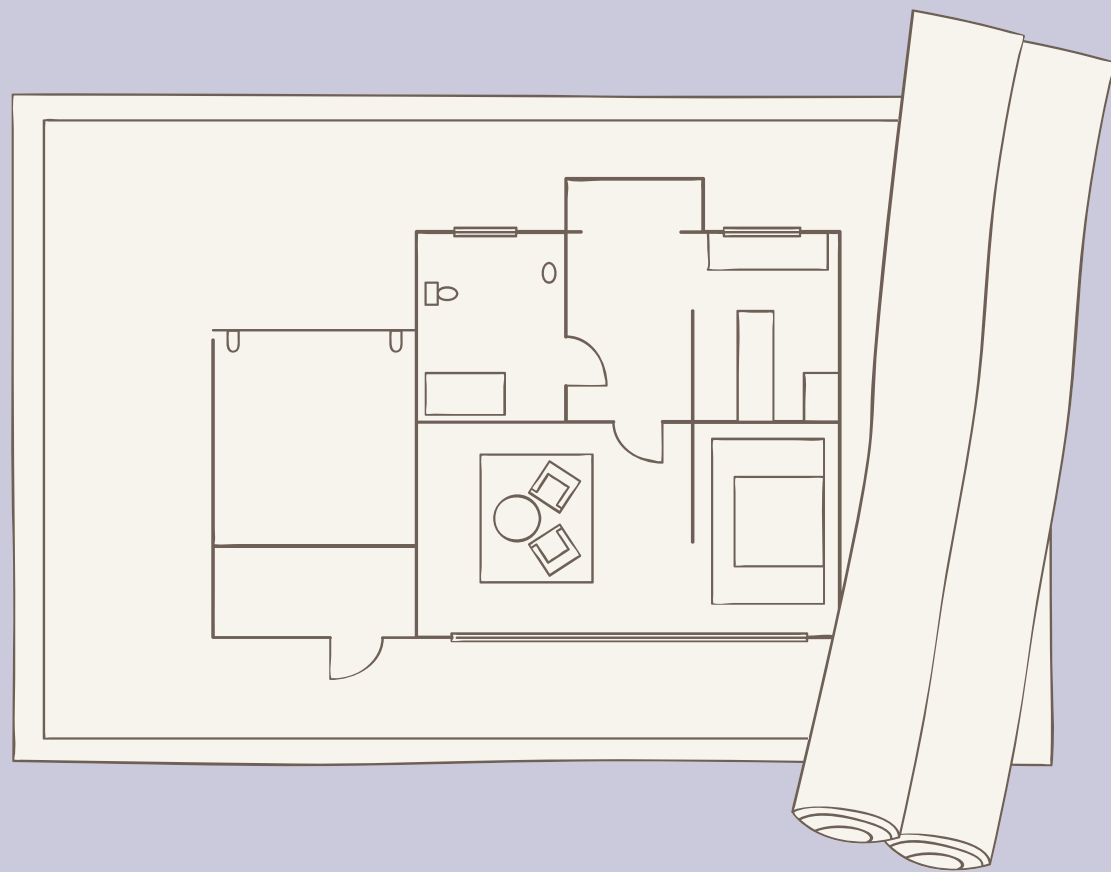
6 multi-family buildings
containing 4 units each

Burke 1912 LLC

516 Stone Harbor Blvd

32 townhomes and 4 duplexes

MIDDLE TOWNSHIP PLANS & PROPOSALS



Burke 1912 LLC

514 Stone Harbor Blvd

Twelve-bay auto service garage

670 Shunpike LLC

670 Shunpike Road

16 unit cottage/cabin style motel

SDK Properties LLC

15 Johnstown Lane / 1101 Rte. 9 South

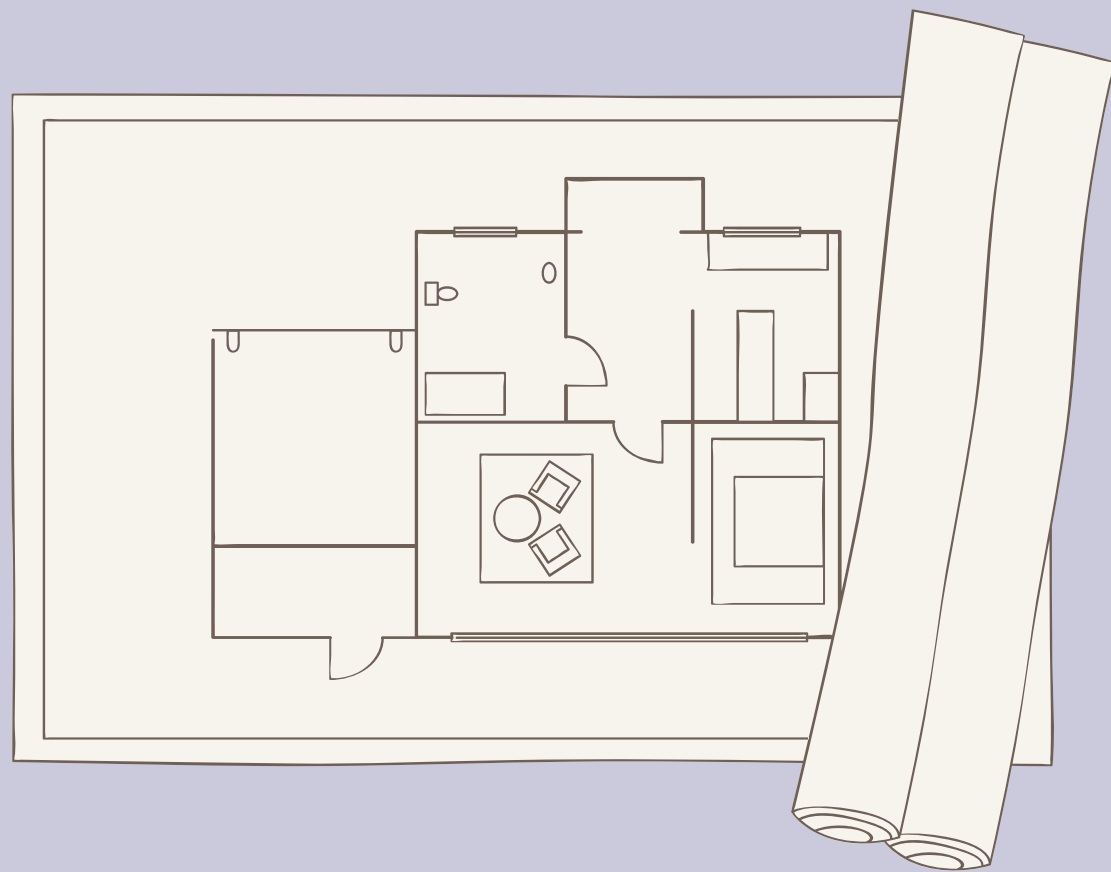
48-unit townhome and 12-unit apartment complex

BGJ1 LLC

401 Rio Grande Avenue

128 garden apartment units

MIDDLE TOWNSHIP PLANS & PROPOSALS



Jasick Group LLC

Dias Creek Road

116-unit multifamily townhouse development

Ryan Squared LLC

1419 Rte. 9 North

12 lots being developed with single family dwellings

Habitat for Humanity

316 Sumner Street

5 lots for future development with two family dwellings

LMC Rentals LLC

411 Dias Creek Road

six-lot subdivision/single family dwellings

MIDDLE TOWNSHIP ADDRESSING HOUSING NEEDS

Middle Township remains committed to a sound, long-range housing strategy that balances growth with affordability while preserving the community's unique rural character.

This approach supports both economic vitality and quality of life for residents.



MIDDLE TOWNSHIP EXPANDING HEALTHCARE HUB OF CAPE MAY COUNTY COOPER MEDICAL - EXPANDING ACCESS

Emergency Department expanded with 9 additional beds to meet seasonal demand.

New Access Clinic launched to reduce specialty appointment wait times.

18+ physicians and advanced providers recruited since July 2024.

New Cooper primary care office opened in Marmora to serve regional patients.



MIDDLE TOWNSHIP EXPANDING HEALTHCARE HUB OF CAPE MAY COUNTY



Quality & Innovation

National recognition for cardiac, stroke, pulmonary, orthopedic and resuscitation care
MD Anderson Cancer Network certification for Radiation Oncology
EPIC electronic medical record system launched with patient MyChart access

Community Impact

Community health screenings, education programs, and public health events countywide.
Workforce partnerships with local schools and healthcare training programs.

MIDDLE TOWNSHIP MTPD 2025 UPDATE

**Chief of Police
Tracey Super**

Chief Tracey Super serves as the Chief of Police for the Middle Township Police Department, leading a fully accredited law enforcement agency committed to professionalism, community partnership, and public safety.

Under his leadership, the department continues to strengthen proactive policing strategies, expand youth engagement initiatives, and enhance transparency and accountability.

The department currently maintains a complement of 55 full-time officers and 7 Class II officers, providing 24-hour protection and service to the residents and visitors of Middle Township.



MIDDLE TOWNSHIP MTPD 2025 UPDATE



2025 Public Safety Overview

- The department is currently fully staffed, with recruitment efforts continuing in anticipation of future retirements.
- Middle Township Police continue to utilize data-driven policing strategies to identify crime trends and deploy officers proactively.
- 35,711 Calls for Service in 2025, an increase from 33,891 in 2024.
- 816 motor vehicle crashes occurred in 2025 compared to 791 in 2024.

Ongoing enforcement focuses on speed management, impaired driving, distracted driving, and pedestrian safety.

MIDDLE TOWNSHIP MTPD 2025 UPDATE



Community Engagement

- The Middle Township Police Department remains committed to strong community partnerships through outreach programs and events.
- Officers hosted 12 “Cops and Coffee” events to encourage open dialogue with residents.
- The annual Middle Township Police Youth Camp welcomed 67 children, focusing on teamwork, leadership, and mentorship.
- Officers recorded 2,287 positive interactions with youth throughout the community.

MIDDLE TOWNSHIP FACILITIES UPGRADES

- ADA bathroom improvements – Town Hall and Municipal Court
- Two new, ADA-accessible playgrounds at the Goshen Recreation complex
- 2026 – Seeking Grant Funding for ADA playground at MLK Center



MIDDLE TOWNSHIP CAPE MAY COUNTY PROJECTS COMPLETED IN MIDDLE TOWNSHIP

- Goshen Road Phase 1 Reconstruction
- Dias Creek Road to approximately 1,000 feet north of Timothy Lane
- Goshen Road Maintenance Paving
- 1,000 feet west of Timothy Lane to Bidwell's Branch
- Court House–South Dennis Road Resurfacing
- College Drive to Winding Way
- Mechanic Street Resurfacing
- Portion east of Route 9
- Seashore Road (Railroad Avenue) Drainage Improvements
- Maintenance Striping
- Various County roadways throughout Middle Township



2025

MIDDLE TOWNSHIP CAPE MAY COUNTY PROJECTS PLANNED IN MIDDLE TOWNSHIP

- Resurfacing of Railroad Avenue (County Route 626)
- Reconstruction of Goshen Road – Phase 2
- Bidwell’s Branch to Route 47
- Resurfacing of Magnolia Drive
- Mechanic Street Resurfacing
- Railroad crossing to Route 9
- Replacement of Hand Avenue Culvert (late 2026)
- Installation of Flashing Signal
- Court House–South Dennis Road & Goshen–Swainton Road (late 2026)
- Federal Authorization Process – Shunpike Road resurfacing project



2026



CAPE MAY COUNTY OPEN SPACE PARTNERSHIP

Grassy Sound Fishing Pier Reopening

- Removal of the deteriorated pier structure
- Replacement of the existing bulkhead
- Construction of a new fishing pier with ADA accessibility
- Upgraded parking area
- Facility owned by Cape May County
- Middle Township will provide routine maintenance through a Shared Services Agreement

CAPE MAY COUNTY OPEN SPACE PARTNERSHIP

\$2.4 million investment in the Clarence Davies Sports Complex

- Full refurbishment of baseball, softball, soccer, and Little League fields
- New dugouts, press boxes, stadium seating, fencing
- Major football field enhancements, including a new grandstand and press box
- New or updated field lighting and poles
- New entrance and wayfinding signage
- Upgraded paving and pathways, improving accessibility
- Security improvements, including new lighting and cameras



MIDDLE TOWNSHIP SPECIAL EVENTS 2025

Easter Scramble
Drum Fish Tournament
Memorial Day Parade
Savor the Arts
4th of July Celebration

Halloween House Contest
Harvest Festival
Halloween Parade
Christmas in Court House
Christmas House Decorating Contest



MIDDLE TOWNSHIP SPECIAL EVENTS 2025

Middle Celebrates Our Veterans!
Hometown Heroes Banner Program

MIDDLE TOWNSHIP SPECIAL EVENTS 2026

July 1st

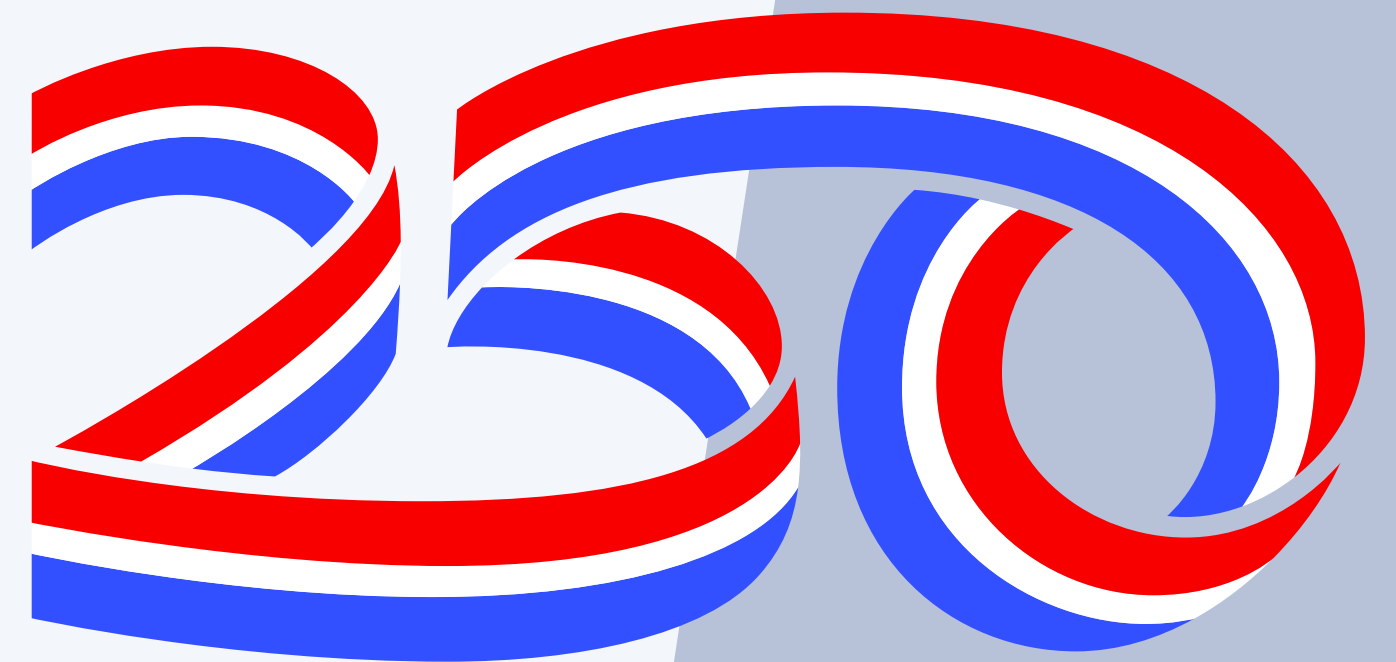
America 250 Celebration

Ockie Wisting Recreation Complex

Rio Grande

SAVE THE DATE

AMERICA



MIDDLE TOWNSHIP RECREATION DEPARTMENT

Indoor Programming Highlights

- Gym Tots (Mon/Wed) – Expanding to MLK Facility
- Open Play Pickleball (Tues/Thurs) 50+ players daily
- Men's Basketball League – 40 players, stat tracking, All-Star events
- Women's Spring Pickleball League DUPR divisions, playoffs

Interior Facility Improvements

- Indoor snack bar
- New paint & flooring
- Large digital display screen
- Modernized interior look

Spring & Future Growth

- Youth Lacrosse & Track (Spring)
- Expanding to MLK Facility
- New Health & Wellness classes (Yoga, Pilates, Zumba)
- Arts programming for all ages



MIDDLE TOWNSHIP SENIOR CENTER UPDATES

Collaboration with Penn Medicine Community Wellness to initiate a monthly Lifelong Education series. Presentations and programs will offer support for both physical and mental wellness as well as social connections.

Spring /Summer "Artist Club" Paint Series

My Grand & Me programs (cookie decorating, art/crafts and other make & take projects that offer a chance for quality time between grandparents and their grands.

Monthly Coffee Chatter- Free coffee and pastries with the opportunity to chat about topics that are predetermined while promoting positive socialization and boosting cognitive function.

The Senior Center is temporarily closed due to structural upgrades.



MIDDLE TOWNSHIP SPECIAL HONORS



Patrolman Christopher Rudy
2025 Employee of the Year



Chrissy Casiello
Middle Matters Award



First Responders
Middle Matters Award



MIDDLE TOWNSHIP MIDDLE AT WORK



MIDDLE TOWNSHIP MONTHLY NEWSLETTER



READ ALL ABOUT IT!

Middle Township distributes a monthly digital newsletter that keeps residents informed about Township news, upcoming events, community programs, and important updates.



MIDDLETOWNSHIP.COM

MIDDLE TOWNSHIP TOWNSHIP COMMITTEE





THANK YOU

**OUR THANKS TO
THE MIDDLE TOWNSHIP CHAMBER OF COMMERCE
AND TODAY'S SPONSORS**

www.MiddleTownship.com

