

**CITY OF SEA ISLE CITY, NEW JERSEY
CITY COUNCIL MEETING MINUTES
TUESDAY, DECEMBER 22, 2015 – 10:00 A.M.
COUNCIL CHAMBERS
SEA ISLE CITY HALL – 233 JFK BLVD.**

ATTENDANCE: Mr. Divney, Mr. Edwardi, Mr. Kehner, Ms. Tighe and Mr. Gibson. Also attending was Mayor Desiderio, Administrator Mr. Savastano and Solicitor Mr. Baldini.

Mr. Gibson called the meeting to order and asked everyone to rise for the flag salute and prayer. He then announced the meeting had been advertised in accordance with P. L. 1975, Chapter 231.

Mr. Gibson then asked for a motion to adopt the minutes of the 12-8-15 Regular Meeting and closed session for content only. Motion moved by Ms. Tighe and seconded by Mr. Divney. All ayes followed.

REPORTS-Mayor and Administration: Mayor Desiderio wished everyone a Merry Christmas and a Happy New Year. He next thanked Mr. Gibson for his recommendation to extend the promenade for a bike path. He said the idea is innovative and is gaining some traction to move forward.

The Mayor went on to report that the Army Corps and Congressman LoBiondo have lobbied for the dredging company to return and replace sand lost after the recent beach fill. He said the dredge is expected back in January to replace 300,000 cubic yards of sand North of 56th Street.

The Mayor's final announcement was to thank Mike Monichetti for providing coffee and cakes at the recent Veterans' Day Ceremony.

Mr. Savastano addressed the Capital Plan, Resolution No. 210 stating that it includes all items discussed at the Capital Plan Workshop. He also announced that the Landis Avenue Streetscape project will begin the first week in January.

REPORTS-Council: There were no Council reports.

CITIZEN COMMENT~ Resolutions on Consent Agenda:

Joe Meier-117 92nd St: Asked that the Capital Plan be placed on the website along with the associated debt service. Mr. Gibson reiterated that it was a planning tool and not a budget for spending; i.e. the promenade extension should get mostly funded with grant monies.

Mr. Gibson asked that Resolution #205 be removed from the Consent Agenda as he has a conflict.

205 - Designating Bank Depositories

Mr. Gibson then asked for a motion to adopt Resolution #205. Motion moved by Mr. Edwardi and seconded by Mr. Kehner. All ayes followed except Mr. Gibson abstained due to conflict.

RESOLUTION – Consent Agenda:

199 - Authorizing Approval of Vouchers

200 - Authorizing a Non-Fair and Open Professional Services Contract for Bond Counsel – 2016
(McManimon & Scotland, LLC)

201 - Authorizing a Non-Fair and Open Professional Services Contract for Risk Management
Consultant – 2016 *(Mike McLaughlin of Marsh & McLennan Agency - \$23,000.00)*

202 - Authorizing a Non-Fair and Open Professional Services Contract for Employee Benefits
Consultant – 2016 *(Mark Senior of Marsh & McLennan Agency - \$57,000.00)*

203 - Fixing Interest Rates on Delinquent Property Taxes and Municipal Claims and Providing Ten Day
Grace Period

204 - Authorizing Cash Management Plan

206 - Authorizing Cancellations of Tax and Utility Balances *(Less than \$10.00)*

207 – Authorizing the Award of a Non-Fair and Open Professional Services Contract for Hearing Officer
(Marcus Karavan, Esq. \$120.00 per hour)

208 - Authorizing the Mayor to Execute an Agreement with the U.S. Department of the Interior (US Geological Survey) for Installation and Maintenance of a Gaging Station at 43rd Street end Bulkhead in Ludlam Thorofare

209 – Authorizing Final Payment for Central Avenue Sanitary Sewer Improvement Project, (Lewandowski Construction Industries, LLC)

210 - Adopting the 2016-2020 Capital Plan

211 - Authorizing One-Year Renewal Option for Contract of Animal Control Services and the Approving the Mayor's Appointment of Animal Control Officer *(Steve Serwatka of Animal Control of South Jersey \$11,000.00)*

212 - Re-Appointing Members to the Zoning Board of Adjustment

213 - Authorizing Refund of Unused Off Duty Police Funds

214 - Authorizing Cancellation of Checks – Municipal Court

215 -Authorizing Change Order No. 1 for Roadway Reconstruction, Various Streets *(A. E. Stone +\$18,569.64))*

- 216 – Authorizing the Award of a Non-Fair and Open Professional Services Contract for Municipal Prosecutor and a Substitute Municipal Prosecutor – 2016 (*Thomas Rossi, Esq. - \$22,500.00*)
- 217 – Authorizing the Award of a Non-Fair and Open Contract for Professional Services for Municipal Engineer – 2016 (*Andrew Previti of Maser Consulting - \$85,000*)
- 218 – Authorizing the Award of a Non-Fair and Open Contract for Professional Services for Municipal Public Defender – 2016 (*Ellen Nicholson-Byrne - \$4,500.00*)
- 219 – Authorizing Participation in the National Cooperative Contract with National Intergovernmental Purchasing Alliance Company Known as “National IPA” Vendors for Calendar Year 2016
- 220 – Authorizing Participation in the National Cooperative Contract with US Communities Government Purchasing Alliance Vendors for the Calendar Year 2016
- 221 – Authorizing Participation in the National Cooperative Contract with National Purchasing Partners Vendors for the Calendar Year 2016
- 222 – Authorizing Participation in the National Cooperative Contract with National Joint Powers Alliance Vendors for the Calendar Year 2016
- 223 – Authorizing Advertisement of Bids for Purchase of Parking Kiosks
- 224 – Authorizing the Mayor to Execute a First Amendment to Water Tower Lease Agreement for Wireless Communications Site Located at 8004 Central Avenue (80th Street and Central Avenue, Commonly Known as 80th Street Water Tower) Between the City of Sea Isle City and Cello Partnership D/B/A Verizon Wireless
- 225 – Authorizing a Purchase From New Jersey State Contract (*Police Vehicle \$25,871.00*)
- 226 – Correcting the Cancellation of a General Capital Balance

Mr. Gibson next asked for a motion to approve the consent agenda, Resolutions #199 to #204 and #206 to #226. Motion moved by Mr. Edwardi and seconded by and seconded by Mr. Divney. All ayes followed.

PENDING BUSINESS: Mr. Divney reported that he advised the Planning Board of the Council’s decision to not introduce an Ordinance to reinstate Floor Area Ratio. He went on to say the Board feels that it has completed its decision and continues to request it be reinstated to .7. Mr. Divney added that the process was excellent to come to the decision including several public meetings and workshops. In conclusion, he said he would like to make a motion to direct the Solicitor to draft an ordinance for introduction at the next meeting to reinstate FAR and to add 2 additional parking space requirements in the residential zones.

Mr. Edwardi said the best zoning laws should be thoroughly vetted so that everyone understands the circumstances. He also said while the issue is important, it is not an emergency.

Ms. Tighe agreed that everyone needs to understand the repercussions of changing the law. In 2010 no one anticipated how those changes would affect the size of the homes being built. She went on to say that FAR is only part of the answer and she is willing to support an Ordinance at .8, the original request by the Planning Board.

Mr. Kehner agreed he was unsure FAR was the answer. He supports parking under the structures as well as bedrooms being equal to accommodate off-street parking. He said he would support preparation of an ordinance.

Mr. Gibson agreed that it’s time for Council to discuss an ordinance regarding FAR and he would agree to .8 because it puts the zoning back to where it was, but he feels the parking discussion should be delayed and asked the Administration to develop some recommendations and renderings on how the increased parking could be accommodated.

Mr. Edwardi said he was not opposed to reinstating FAR, but the parking recommendations need more discussion. He said he was disappointed that the Planning Board recently approved a request to eliminate lifts in a mixed use zone reducing parking in the area.

Mr. Gibson then asked for a motion to request the solicitor to prepare an ordinance for introduction at the next meeting of 1/5/16 to reinstate FAR to .8 . Motion moved by Mr. Divney and seconded by Ms. Tighe. All ayes followed.

Mr. Gibson went on to suggest the Administration prepare the information regarding parking so that an Ordinance can be introduced at the meeting of 1/26/2016. All agreed.

NEW BUSINESS: Mr. Divney announced the Planning Board will hold a workshop to discuss mixed use on 1/15/2016.

CITIZEN COMMENT:

Ann Organ-209 39th St: Thanked everyone for coming out to the meeting and suggested that all parking should be under the structure.

Eleanore Moore-42 74th St: Asked when the dune grass will be re-planted and Mr. Savastano said the process to re-plant is now in Strathmere and heading towards Sea Isle.

Ed Sgalio-Planning Board Member: Thanked Council for moving forward on the Ordinance to reinstate FAR. He said that any member of the sub-committee will be happy to meet with the Administration to help develop information regarding parking.

Joe Freda-5405 Pleasure Ave: Suggested lowering the block height of the foundations by 2 ½ feet and the height of the garage ceiling along with .8 .

Joe Meier-117 92nd St: Agreed with Mr. Freda.

Mr. Baldini cautioned that lowering base floor elevation could affect the City's FEMA CRS rating for flood insurance.

Carl Miller-6300 Pleasure Ave: Asked if there will be an additional handicap space at the 63rd street end where there is a new ramp and was told no.

Carl Lingesso-67th St: Suggested parking revenue be used for an AM radio station to put out public announcements like when the T.I. Bridge is closed. He suggested the City needs new revenue sources.

Frank Vicaro-125 87th St: Asked for evening meetings

Mike Monichetti-4222 Park Rd: Regarding reinstating FAR, he said he isn't sure how it will change anything. He also said getting an AM Radio station is very difficult and congratulated the City on the holiday decorations

Mike O'Neil-34 62nd St: Expressed concern with the ACME being completed before summer.

Alan Nesensohn-125 79th St: Said he supports the extension of the promenade but expressed concern with the maintenance of a compressed walkway and policing and lighting. Mr. Gibson said that asphalt would not get a State permit.

Kevin Lavin – 9007 Landis Ave: Asked why the Council agreed to FAR at .8 vs. .7. Ms. Tighe responded that it was .7 before the change and to allow legal bonus rooms/habitable space, but .7 may be too much so it is a compromise. He also suggested text messaging important notices vs. an AM radio station.

Jack Moore-42 74th St: Asked if there were any available parking lots the City could use. He next suggested removing the trailers at the back of the school and using that lot for parking. He next complained about flooding due to new construction at 72nd & Pleasure.

Rosemary - 9007 Landis Ave: Expressed concern with development at Busches and the lack of parking.

Bill Donato-113 74th St: Thanked public works for carrying his trash cans to the garage.

Mr. Gibson made a motion to adjourn and Ms. Tighe seconded the motion. All ayes followed and the meeting adjourned at 11:30 a.m.

Cindy L. Griffith, City Clerk