

**CITY OF SEA ISLE CITY, NEW JERSEY
CITY COUNCIL MEETING MINUTES
SATURDAY, MAY 21, 2016 - 9:00 A.M.
COUNCIL CHAMBERS – 3RD FLOOR
CITY HALL – 233 JFK BLVD.**

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

Council President 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 4-26-2016 Regular Meeting and Closed Session for content only. Motion moved by Mr. Divney and seconded by Ms. Tighe. All ayes followed.

REPORTS-Mayor and Administrator: There were no reports from the Administrator.

REPORTS-Council: Mr. Gibson invited everyone to Community Day following the Council meeting at the Community Lodge.

ORDINANCE-Introduction and First Reading:

Mr. Gibson asked for a motion to take up Ordinance 1591 for introduction and first reading. Motion moved by Mr. Edwardi and seconded by Mr. Kehner. All ayes followed except Mr. Divney voted no. The Clerk read the Ordinance by title: **1591 – An Ordinance to Amend the Revised General Ordinances of the City of Sea Isle City, Chapter 26, Various Sections Entitled “Zoning” Each of Which Pertains to the Residential Zoning Districts, Specifically Amendment of Floor Area Ratio (FAR) from .8 to .8 and .85.** Ms. Tighe asked for further discussion and explanation at second reading.

Mr. Gibson then asked for a motion to adopt Ordinance No. 1591 on first reading and forward to the Planning Board for its master plan consistency review on June 13, 2016. Motion moved by Mr. Edwardi and seconded by Ms. Tighe. All ayes followed except Mr. Divney voted no.

Mr. Gibson announced second reading and public hearing will be on Tuesday, June 14, 2016 at 10:00 a.m.

ORDINANCES-Second Reading and Public Hearing:

Mr. Gibson asked for a motion to take up Ordinance 1590 for second reading and Public Hearing. Motion moved by Ms. Tighe and seconded by Mr. Edwardi. All ayes followed. The Clerk read the ordinance by title: **1590 - An Ordinance to Amend the Revised General Ordinances of Sea Isle City, New Jersey, Chapter 26, Section 26 – 17.4 Entitled “Non-Conformity” Which Pertains to the Zoning Districts and Regulations Contained Therein.** Mr. Baldini explained this addresses loss of a non-conforming structure after a natural disaster.

PUBLIC COMMENT: There was no public comment on the Ordinance.

Mr. Gibson asked for a motion to adopt Ordinance 1590 on second reading. Motion moved by Mr. Kehner and seconded by Ms. Tighe. All ayes followed.

CITIZEN COMMENT~ Resolutions on the Consent agenda:

Ann Organ-209 39th St: Regarding #99, she asked why a plow was so expensive and was told it was a truck and a plow.

RESOLUTIONS – Consent Agenda:

090 – Authorizing the Approval of Vouchers

091 – Authorizing Change Order No. 1 for Utility Reconstruction Program, Various Streets (36th & 37th Streets, Cini Street to Landis Ave) [+*\$25,633.48*]

092 – Authorizing Refund of Payment for Rental Permit

093 – Authorizing Refund of Payment for Rental Permit

094 – Authorizing Approval of a Raffle Application (Modonna Marie Council #3560, Knights of Columbus)

095 – Authorizing the City’s participation in the National Joint Power Alliance (NJPA) for Contract #021815-DCA Acquisition of a 2015 JOHN DEERE 6130M CAB TRACTOR & LOADER (less \$18,000 Trade-In of a 2002 JOHN DEERE 6320 Tractor) {*Central Jersey Equipment LLC \$88,458.54*}

096 – Authorizing the City’s participation in the National Joint Power Alliance (NJPA) for Contract #102811 Acquisition of a 2017 FORD EXPLORER XLT 4WD (Replaces 2006 Durango) {*National Auto Fleet Group \$39,578*}

097 – Authorizing the City’s participation in the National Joint Power Alliance (NJPA) for Contract #102811 Acquisition of a 2016 FORD F-150 4WD SUPER CREW XL (Replaces 2006 Dodge Ram Truck) {*National Auto Fleet Group \$34,024*}

098 – Authorizing the City’s participation in the National Joint Power Alliance (NJPA) for Contract #112014-LEG Acquisition of one (1) LEACH 29 CU YD. 2R-III MOUNTED ON 2017 PETERBILT 348 CHASSIS(Less \$2500 Trade-in Of a 1988 Ford) (*GRANTURK Equipment Co. \$180,802.70*)

099 – Authorizing the City’s participation in the National Joint Power Alliance (NJPA) for Contract #102811 Acquisition of a FREIGHTLINER 108SD MODEL CAB & CHASSIS WITH DUMP BODY & PLOW (Less \$2500 Trade-in of a 1991 Ford F800) (*National Auto Fleet Group \$141,450.00*)

Mr. Gibson next asked for a motion to approve the consent agenda, Resolutions #090 to #100. Motion moved by Ms. Tighe and seconded by Mr. Edwardi. All ayes followed.

PENDING BUSINESS: There was no pending business

NEW BUSINESS: There was no new business.

CITIZEN COMMENT:

Kevin Lavan-9007 Landis: Expressed concern with the process that brought an amendment to FAR ordinance back on an agenda after much debate. He also asked if the new phone app to purchase beach tags will be available on the beach and Ms. Tighe said yes.

Rosemary Lavan-9007 Landis Asked what transpired that brought the ordinance back and what was included in the ordinance. Mr. Gibson said it allows FAR to go to .85 if an additional parking space is provided and how bump outs and roofs over porches are counted towards FAR. Ms. Tighe added that a council member had some additional proposals on how to get to .85 with an additional parking spot. Mr. Divney said that after adoption, the realtors and developers presented information that lead to a new ordinance and Mr. Kehner said it was adopted with a 3-2 vote to get it FAR back on the books.

Harry McCann-2504 Central Ave: Suggested a member of Council is part of the development community and should not vote due to a conflict of interest. Mr. Baldini responded that Mr. Edwardi does not have a conflict as the ordinance has no specific direct benefit to him. Mr. Edwardi added that his goal is to provide an additional parking space and the Ordinance at .8 did not address that.

Jim Bennett-355 47th Pl: Said that the Chamber and the business community went to the Planning Board workshops and participated and brought jitneys to the City to help with parking congestion, but he supports Ordinance 1591 as it will increase residential parking options.

Joe Freda-5405 Pleasure Ave: Suggested that currently a building under construction at 40th and Central has 6 windows and sliding glass doors in the garage, strong indications that an illegal bonus room is being developed and this will continue to occur with FAR at .8. He supports Ordinance 1591. Mr. Gibson suggested a continuing certificate of occupancy would prevent that. Mr. Baldini added that currently at the settlement table the buyer and the seller must sign an affidavit that the property complies with FEMA regulations. Mr. Gibson said the procedure should be strengthened with a formal CCO.

Ann Organ-209 39th St: Complained that the Council Chambers is too hot. She then agreed with Ms. Tighe's suggestion to have more discussion regarding FAR. She then criticized Mr. Freda for building to convert bonus rooms

Joe Freda-5405 Pleasure Ave: Mr. Freda responded that since the FEMA regulations have been in place he has not built any homes with the possibility to convert to illegal bonus rooms

John Evans-237 79th St: Thanked the City for continuing to have a prayer and the pledge of allegiance before the meeting. He also said the 93rd street bulkhead project was well done. He next complained that he has sent e-mails to members of the City Administration and has received no response and that FAR needs more enforcement.

Anneliese McMenamin-221 East 36th St: Said that she has owned her property for many years and now would like to rebuild at .85. She added that the parking problems are only during July and August.

Rob Grecco-115 49th St: Complimented the City for the Landis Avenue streetscape project, specifically the lighting.

Mike Monichetti-213 43rd St: Suggested residents should be able to build and improve their properties and supports Ordinance 1591. He next suggested signs be placed along the beach in T.I. due to very steep drop off at low tide. In conclusion he said \$100,000 was raised for Autism during Polar Bear weekend and suggested renters complete a form identifying anyone in the home that may have a handicap or disability. The form could then be sent to the Police and fire departments.

Joe Meier-117 92nd St: Said he is opposed to again changing FAR adding that to build what you want is not just a personal choice, it is a community choice that affects the neighborhood. He next suggested variances granted by the Zoning Board should be reviewed. Mr. Gibson said that the Board solicitor should notify the Council if legislation is needed if constant variances are given. Mr. Baldini added that the bulk of the variances are due to undersized lots, but the Zoning Board should be providing the Council with an annual report. Mr. Divney asked the Administration to get a report.

Lynn Shirk-209 54th St: Asked why windows and sliding doors are permitted on the property identified by Mr. Freda and Mr. Gibson said there is no prohibition to windows in a garage. She expressed support of open, drive through garages.

Vicki Miller-11 – 13 84th St: Agreed that FAR should not be changed expressing concerns with the size of homes, development and the impact on the infrastructure.

Lynn Shirk-209 54th St: Added that the school parking lot would be a negative impact on the neighborhood.

Rich Mashura-1495 Stagecoach Road, Upper Township: Supports Ordinance 1591 suggesting homes built with value offset cost of the infrastructure and .85 removes the temptation to build bonus rooms as the added square footage makes a comfortable living/family room.

Kevin Lavan-9007 Landis Ave: Reiterated his concern with the process and transparency of the process, adding that an additional parking space should be available at any FAR.

Rav Poling-10 50th St: Agreed with Mr. Mashura. He also said the master plan survey indicated the need for more parking and Ordinance 1591 provides that, adding that no ordinance is perfect and there are always unintended consequences.

Vicki Miller - 11 – 13 84th St: Asked what the bump-out changes were and Mr. Divney explained that the proposed ordinance would not include bump-outs the FAR calculation.

Lynn Shirk-209 54th St: Suggested Mr. Mashura 126x16 living/family room could also be a bedroom.

Dustin Laricks-4720 Park Rd: Supports Ordinance 1591 and reiterated the risk of .8 creating illegal bonus rooms.

Mr. Gibson asked for a motion to adjourn. Motion moved by Ms. Tighe and seconded by Mr. Kehner All ayes followed and the meeting adjourned at 10:21 am.