

**CITY OF SEA ISLE CITY, NEW JERSEY  
CITY COUNCIL MEETING MINUTES  
TUESDAY, NOVEMBER 24, 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 Administrator Mr. Savastano and Solicitor Mr. Baldini.

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

Mr. Gibson then asked for a motion to adopt the minutes of the 11-10-15 Regular Meeting. Motion moved by Ms. Tighe and seconded by Mr. Divney. All ayes followed.

**REPORTS-Mayor and Administration:** Mr. Savastano announced that the Landis Avenue Streetscape project reported to begin this week did not start, but will begin after Thanksgiving.

**REPORTS-Council:** Mr. Kehner reported a speaker from S.J. Industries (SJ GAS) at a recent meeting he attended announced by 2016 there will be 2 natural gas stations for vehicles in Cape May County.

**CITIZEN COMMENT~ Resolutions on Consent Agenda:** There was no citizen comment on the resolutions.

**RESOLUTION – Consent Agenda:**

**182** – Authorizing the Approval of Vouchers

**183** – Authorizing the Renewal of the Shared Service Agreement with Cape May County Office of Emergency for the Use of Various Vehicles and Equipment

**184** – Rescinding Previously Cancelled General Capital Balances and Authorizing the Cancellation of General Capital Balances

**185** – Authorizing a Closed Executive Session for the Purpose of Discussion Contract Negotiations (Police Superior Officers and FOP)

Mr. Gibson next asked for a motion to approve the consent agenda, Resolutions #182 to #186. Motion moved by Ms. Tighe and seconded by Mr. Edwardi. All ayes followed.

**PENDING BUSINESS:** Mr. Baldini distributed a draft Ordinance changing the meter times from Labor Day to September 15 as discussed at the previous meeting. Mr. Divney said it has only been one year since it was changed to Labor Day and the residents are the ones that benefit, so he does not support changing it. Ms. Tighe agreed but added that the recommended change is due to approximately \$20,000 in lost revenue. Mr. Gibson indicated that Sea Isle is modest county-wide, so he would change back to 9/15. Mr. Edwardi said he could go either way and Mr. Kehner said the residents are used to the jitneys and avoiding the parking fees so he would change back to 9/15. Much discussion continued and in conclusion, all agreed to leave it until Labor Day for another year.

Mr. Gibson next said the Council would continue the discussion regarding start time for demolitions/construction during the summer. Ms. Tighe said the complaints regarding demolitions are minimal compared to the complaints regarding the disruption to the neighborhood and the early start time, especially in the summer. Mr. Gibson agreed that any time change should be for both demolition and construction. Mr. Edwardi reiterated Mr. Monichetti's concern at the last meeting regarding early delivery trucks and Mr. Gibson said he believed it would exclude deliveries. Mr. Divney added that he agreed with Ms. Tighe regarding the disruption in the neighborhood and asked the Administration if there was any way to address and enforce the issues. Mr. Kehner suggested notification to the adjoining property owners when demolitions are going to occur as that will also let the neighbors know that construction will follow. In conclusion, Mr. Gibson said he would discuss with the Administration and Construction official at the next agenda meeting and report back at the 12/8/2015 Council meeting.

**NEW BUSINESS:** Mr. Gibson introduced Ed Sgalio, Chairperson of the Master Plan Re-exam sub-committee who presented background data from the questionnaire, workshops and Planning Board meetings. Mr. Sgalio said the Planning Board will begin to prepare the documents for the Master Plan, with the goal to have it adopted by December, 2016. He went on to explain that the Planning Board is requesting legislative action be taken on Residential Zones regarding Floor Area Ratio (FAR) and Parking Requirements. Based on all responses, the majority of the residents are unhappy with the density and size of the new construction and at the last Planning Board meeting it was unanimously agreed to ask the Council to move forward on reinstating FAR at .7 and adding 1 parking space per unit with the same set-backs and height.

Mr. Edwardi said he did not understand why the Planning Board is recommending FAR be reinstated when it asked the Council to remove it several years ago and he said that some members of the Board did not know this request was being made. Mr. Divney said there is no record of the Planning Board removing it and all members

were in agreement at the last meeting. Mr. Sgalio agreed, stating that the rationale as why it was removed cannot be clarified, but this request is a reflection of the actions and information that has been compiled.

Ms. Tighe suggested the best intentions were to remove it, but when you see how it plays out. The Planning Board has gathered a lot of information from the residents and these are recommendations based on the findings and the Council needs to determine when and how soon and if we change the law. Mr. Divney asked if the Council wants to do anything and Mr. Gibson said he feels all the recommendations should be part and parcel with the Master Plan re-exam and if the Planning Board wants to accelerate the process, it can do that. He also had a concern that the Board requested a change in FAR to .8 last year and now it is at .7. Mr. Divney said waiting will only allow larger homes to be built and the Planning Board does not like the direction the City is going. Mr. Kehner agreed with Mr. Gibson that it should be part of the entire re-exam as there are too many factors to make a quick decision. Ms. Tighe added that the previous Master Plan had ordinances implemented prior to adoption and she is fine with that but is unsure and would like more information and specifically a written recommendation from the Board. Mr. Kehner said he would like more information regarding the parking recommendation as well. After more discussion, Mr. Gibson indicated there was not a consensus to move forward now and suggested the Planning Board be instructed to accelerate the re-exam.

**CITIZEN COMMENT:**

**John Evans-237 79<sup>th</sup> St:** Suggested residents have been patient and the survey, workshop and Planning Board all agree a change is necessary and if Council isn't going to act the residents will all come screaming.

**Mike Monichetti-4222 Park Rd:** Reiterated his concern with limiting times for delivery trucks and also encouraged Council to increase parking fees as \$1.00 per hour is too low.

**John Henry-119 45<sup>th</sup> St:** He agreed that the disruption to a neighborhood during the 6 months of a construction project is detrimental as experience on his street. He next said he supported changing the construction start time.

**Steve Conte-SIC Police Dept:** Asked if any contract proposal was presented to the Council. Mr. Baldini said contract negotiations are on-going and the Council will not answer, but he was welcome to make a statement. Mr. Conte then said the Police have been working without a contract for 11 months and feels the process could have been streamlined.

**Dan Tumolo-7407 Pleasure Ave:** Said he had an experience with a contractor who was on-site and made himself available for complaints during construction. Conversely he had another contractor that had all of the problems that have been identified. He went on to say the FAR issue has divided the town and suggested a referendum on the 2016 General Election ballot.

**John Fee-220 43<sup>rd</sup> St:** Said that the Council decided to do the Master Plan re-exam early, the survey was a success, the workshops were well attended and the Planning Board agrees to reinstate FAR. The Council has enough input to make the decision.

**William Bradshaw-SIC Police Dept:** Suggested 2 contract proposals were submitted that the Council did not receive, the officers love working for Sea Isle, but the negotiations have not been done in good faith.

**Sam Screnci - 25 - 34<sup>th</sup> St:** Complained about the flooding and 34<sup>th</sup> & Landis. Mr. Gibson said it was a County Road, but we can ask for it to be looked into.

**Mike Davis-361 - 46<sup>th</sup> Pl:** Agreed the construction hours should begin later and opposed any increase in parking fees.

Mr. Gibson then announced the Council will adjourn into closed session, but as required by law will come back into open session for possible action.

At 11:25 a.m. the meeting adjourned into closed session.

At 1:20 p.m. the meeting was re-opened.

Mr. Gibson asked for a motion to add Resolution no. 186 to the agenda. Motion moved by Mr. Edwardi and seconded by Mr. Kehner. All ayes followed and the clerk read the resolution by title:

**186 - A Resolution Ratifying the Attached Memorandum of Understanding Executed Between the City of Sea Isle City and the Fraternal Order of Police Superior Officers Lodge #7 for the Term of January 1, 2015 through 12:01 a.m., January 1, 2018 Subject to Presentation and Adoption of a Contract in Conformance of Same**

Mr. Gibson then asked for a motion to approve resolution no. 186. Motion moved by Mr. Edwardi and seconded by Ms. Tighe. All ayes followed.

**CITIZEN COMMENT:** There was no additional citizen comment.

Mr. Gibson asked for a motion to adjourn. Motion moved by Mr. Edwardi and seconded by Ms. Tighe. All ayes followed and the meeting adjourned at 1:23 p.m.