

**CITY OF SEA ISLE CITY, NEW JERSEY
CITY COUNCIL MEETING MINUTES
TUESDAY, MAY 26, 2015 – 10:00 A.M.
COUNCIL CHAMBERS
SEA ISLE CITY PUBLIC SCHOOL**

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

Council President Mr. Divney 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. Divney then asked for a motion to adopt the minutes of the 5-16-15 Regular Meeting. Motion moved by Ms. Tighe and seconded by Mr. Gibson. All ayes followed, except Mr. Divney and Mr. Edwardi abstained due to absence.

REPORTS-Mayor and Administrator: Mr. Savastano reported that the County is moving ahead on the bond to get the T.I. Bridge construction completed. Currently, it is scheduled to open by 6/19/15.

Mr. Savastano next reported that the beach fill project is now in operation in Strathmere has been stalled due to a downed dredge for several days.

Mr. Kehner said that the Mayor advised him that “rumble strips” will be added to SIC Blvd.

REPORTS-Council: Mr. Gibson complimented the City on a great Memorial Day Service. He next advised that after the last rain event, there continues to be flooding at 44th Street. Mr. Savastano responded that the contractor has left the job due to legal problems and the City has put them on notice that it is a breach of the contract.

CITIZEN COMMENT~ Resolutions on Consent Agenda:

John Henry-119 45th St: Asked about #93 and Mr. Savastano explained it was a refund due to leak. He then asked about #95 as there continues to be construction at 45th Street and as he reported at a previous meeting, the handicap ramp is lower than the sewer grate and it has not yet been addressed.

RESOLUTION – Consent Agenda:

- 088** - Authorizing the Approval of Vouchers
- 089** – Certifying the Governing Body Reviewed FY 2014 Audit Report
- 090** – Authorizing Approval of a Raffle Application (Cape May County Bar Association)
- 091** – Authorizing Award of Contract for W&S – Pipes and Fittings
- 092** – Authorizing Various Refunds – Marina (Dock Slip #26 - \$765.00)
- 093** – Authorizing Cancellation of Water & Sewer Excess Chargers
- 094** – Authorizing a Closed Executive Session for the Purpose of Discussing Contract Negotiations
- 095** -- Authorizing Change Order No. 1 & Final Payment for Utility Reconstruction, Various Streets, 44th, 45th, 46th & 56th Streets, Landis Avenue to Promenade and 77th Street, Landis Avenue to Central {*Net Increase of \$14,485.93 a 2.86% increase*}

Mr. Divney next asked for a motion to approve the consent agenda, Resolutions #088 to #095. Motion moved by Mr. Gibson and seconded by Ms. Tighe. All ayes followed.

PENDING BUSINESS: Mr. Divney explained that the Ordinance to address enclosures that encroach on the rear yards setbacks was sent to the Planning and Zoning Boards and both suggest no change in the ordinance and continue to require a variance. Ms. Tighe said that she feels the existing non-conforming encroachments on small lots be addressed, but prohibit it going forward. Mr. Kehner and Mr. Edwardi both agreed. Mr. Baldini said he would have an Ordinance prepared for the 6/9/15 meeting.

Ms. Tighe said that several residents in the south end are requesting mobi-mats. She went on to explain that the decision to not put the mats down is due to the beachfill project, but since it may not get there until late in the summer, she asked the decision be re-considered. Mr. Savastano said that the schedule may change and the south end could be done sooner rather than later, but he would discuss and report back.

NEW BUSINESS: Mr. Divney explained that there has been a request by a local cab company to increase the number of licenses which is currently a maximum of six. After discussion with the solicitor, all agree that the pending UBER legislation at the State may affect local licensing for vehicles for hire, but the majority of Council is willing to increase the number, but also increase the fee to \$150.00 to match all mercantile licenses.

Next, Ms. Tighe read a letter from the Planning Board requesting the council consider an Ordinance to re-establish Floor Area Ratio (FAR) into the zoning requirements to reduce the size of the buildings now being constructed. Also in the letter was a request to increase parking requirements in the residential zones based on the square footage (1500 SF = 2 parking spaces; 1501-1800 SF = 3 parking spaces and over 1800 SF = 4 space).

Mr. Edwardi stated that in 2010 the Planning Board asked for the elimination of FAR and that the size of the current units are due to changes in elevation requirements after super storm Sandy and that reducing the size of the structures will negatively impact tax rates. Mr. Divney said that the 2010 ordinance was to eliminate bonus rooms and Ms. Tighe added that a lot of zoning was changed in 2010 such as mixed use parking requirements, etc. and at that time she asked if elimination of FAR would change the look of the units she was told no, but now she feels there are up to 7 bedrooms and the units are too large, but added that she needs more time and information to consider the change. Mr. Gibson agreed with Ms. Tighe and that he too was still considering what changes are necessary. Mr. Kehner said a comprehensive review should be done before changing the Ordinance and Mr. Gibson suggested the recommendations be considered in the Master Plan re-exam. Mr. Divney indicated that the Planning Board does not want to wait for the master plan as more large buildings continue to be constructed and if the consensus is that they are too large, something should be done now. In conclusion, Mr. Gibson and Mr. Kehner wants the master plan re-exam to tackle the issue, Ms. Tighe indicated she needed a better understanding of the proposal. Mr. Divney would like to see a change now and Mr. Edwardi did not support a change.

CITIZEN COMMENT:

Joe Freda-5405 Pleasure Ave: Said that the letter from the Planning Board had multiple inaccuracies regarding the calculations of total square footage with FAR. He added that the 35% lot coverage has not changed.

John Henry- 119 45th St: Said a recent new construction on his street replaced a 4 BR 2 Bath structure with 2 units for a total of 12 BR and 8 Baths and only 6 cars can be accommodated creating a serious parking problem on the street. He added that his house is 3 floors, but the new construction is 1 floor higher and expressed concerns if there is a fire. Mr. Edwardi said that it is higher because of the flood elevations and the older homes are below base flood.

Lynn Shirk-209 54th St: Agreed there is a concern regarding fires especially with the construction of the boulevard and so many volunteers living off-shore. Mr. Edwardi responded that 17 firemen live in Sea Isle. She went on to complain that the size of the structures create parking problems, lack of air and lack of impervious ground coverage.

John Evans-237 79th St: Said that over the past year residents have been complaining about the size of the buildings and parking. He urged Council to make changes for the residents and not the builders. Mr. Divney said the opposition has been heard, but there should not be a knee jerk reaction before getting all of the facts. Mr. Evans next asked why the beach fill contract has no deadline and Mr. Gibson explained that the Army Corps determined an extended time frame to encourage more dredge companies to bid.

Bill McGinn-46th St: As a Zoning Board member he said that the shower enclosure ordinance was presented as an absolute change and that why it wasn't supported, but he would support Ms. Tighe's recommendation to grandfather existing enclosures. Regarding FAR, he agreed that the building envelope did not change and agreed with Mr. Freda that the letter has inaccurate information and that it is not an urgent problem. He added that he took a look at water & sewer usage of the current units vs. FAR and it is about the same.

Dave Helfrich-21 36th St: Suggested the simple solution was a building moratorium.

Ann Organ-209 39th St: Asked about the low water level at Corson's Inlet and Mr. Gibson said that at the beach fill presentation, the DEP indicated that it is being saved for future maintenance dredging.

John Henry-119 45th St: Complained about illegal signs on the promenade and suggested Class I and II officers just remove them.

Lynn Shirk-209 54th St: Complained about bikes on the promenade at night.

Mr. Divney concluded that the FAR and parking discussions will continue at a fast pace, the facts will be clarified and the questionnaire about the master plan will include questions about zoning.

Mr. Divney asked for a motion to adjourn the open session and go into closed session. Motion moved by Mr. Edwardi and seconded by Ms. Tighe. All ayes followed and the meeting adjourned into closed session at 11:39 pm.

Cindy L. Griffith, City Clerk