

**CITY OF SEA ISLE CITY, NEW JERSEY
CITY COUNCIL MEETING MINUTES
TUESDAY, JUNE 14, 2016 – 10:00 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 everyone to remain standing in a moment of silence for the tragedies in Orlando over the weekend.

Mr. Gibson then asked for a motion to adopt the minutes of the 5-31-2016 Regular Meeting. Motion moved by Mr. Kehner and seconded by Mr. Divney. All ayes followed.

REPORTS-Mayor and Administrator: Mr. Savastano reported beach tags sales through 6/12/2016 totaled \$971,605 vs. \$967,330 for the same time period in 2015. He added that 967 Veteran Tags have been issued.

REPORTS-Council: There were no Council reports.

ORDINANCES-Second Reading and Public Hearing: Mr. Gibson asked for a motion to take up Ordinance 1591 for second reading and Public Hearing. Motion moved by Mr. Kehner and seconded by Mr. Edwardi. All ayes followed. 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.** Mr. Baldini explained that the Ordinance clarifies decks to 0% FAR unless enclosed, bump outs also not included in Floor Area Ratio and allows FAR at .8 or at .85 with an additional parking space.

PUBLIC COMMENT:

Joe Freda-5405 Pleasure Ave: Provided a handout outlining the history of FAR zoning in Sea Isle and expressed his support for changing FAR to .85.

Dustin Laricks-4720 Park Rd: Said he supports the change as at the Planning Board meeting, Engineer Andy Previti reported that going to .85 will not increase density.

Mike Monichetti-213 43rd St: Said that after SICTA put out its newsletter opposing the change, several people coming into his restaurant expressing concern that they invested in Sea Isle and now will not be able to re-build what they want and feel penalized. He said he supported the change to .85.

Ann Organ-209 39th St: Suggested the City survey results asked for a change and Council responded with .8. She said she is opposed to increasing to .85.

Jim Bennett-355 47th Pl: Supports .85 with the extra parking space as it is in the best interest of the City.

John Evans-237 79th St: Expressed concern with the threat of “illegal bonus rooms” at .8 adding that it is a problem with enforcement. He also said that another allowable parking space does not mean people will use it.

Andy Ferrilli-344 38th St: As a member of the Planning Board he said they hear many complaints about the size of the structures and lack of parking; the Board asked for .7 FAR and Council went to .8 yet nothing has been built. He asked Council to give .8 a chance before making a change.

Ken Hayes-6310 Emmeus Rd: Supported the change as an additional parking space will be helpful.

Dan Tumolo-7407 Pleasure Ave: Suggested putting a referendum question on the ballot as the issue is very divisive in the City pitting neighbors against each other.

Joe Meier-117 92nd St: Said the Council and the business community have worked hard to make Sea Isle a great place and that .8 should be given a chance.

Lou Feola, Jr.-18 52nd St: Supports .85 urging Council not to regress to the illegal bonus rooms.

Kevin Lavan-9007 Landis Ave: Said he has asked what criteria the Council evaluated to adopt at .8 and has received no response. He went on to say that .8 was adopted, and now consideration is being given to changing it without anything being built. He questioned the integrity, transparency and communication by Council.

Chris Glancey-4009 Landis Ave: As President of the Chamber of Commerce, he said the Master Plan process started a year ago with many people expressing concern with density. He said it has been long process and he always felt FAR should have been done with the Master Plan re-exam; but it was brought forward and now .8 vs. .85 does not seem to be that big of a deal and the City shouldn't get bogged down by it. He said he supported the change to .85 and urged everyone to focus on the re-exam this Fall.

Joe Romano-18 50th St: Said he supports the change to .85.

Before closing the public comment, the Clerk read into the record the following e-mail:

Fred Ciottoni-130 34th St: Opposed a change from .8 FAR.

Mr. Baldini then addressed a typo that had been brought to his attention. Page 3 of the Ordinance (Deleted and Replacement sections) should be amended to 26-46.10.

The following members of the public asked for the opportunity to speak.

Ray Poling-10 50th St: Said it was not a difficult issue, an Ordinance was adopted and it needs to be refined and that it does not question the integrity of the Council. It is not unusual to make necessary changes when there is a need and the change from .8 to .85 is insignificant.

Rich Mashura-10 47th St: Said that builders do not build illegal bonus rooms, homeowners do because they want the additional space and that .85 will accommodate what everyone wants.

Mr. Gibson then asked for a motion to close the public hearing. Motion moved by Mr. Kehner and seconded by Ms. Tighe. All ayes followed.

Ms. Tighe thanked everyone for the comments. She next addressed the Planning Board recommendations stating that she likes the aesthetics of the bump outs and feels they should not be included in FAR nor should the setbacks be measured to the bump outs. She also feels covered decks that are enclosed are porches and should be included in the FAR calculation. In conclusion she said she had mixed feelings going to .85 as she feels the additional parking space could be designed at .8.

Mr. Kehner agreed with Mr. Poling about refining the ordinance. He said that he does like the bump outs and therefore they should not be included in FAR and he likes that .85 will add another parking space, so he will support the ordinance.

Mr. Divney suggested an additional parking space can be provided at .8. He also feels bump outs are living spaces and should be included in the FAR calculation and that decks/porches should be evaluated and discussed further. In conclusion, he suggested .8 to .85 is 135 square feet and could be another bedroom.

Mr. Edwardi said from the beginning, this should have been discussed with the Master Plan re-exam, but .8 was rushed through from the Planning Board. He agreed that to eliminate the “box” look, bump outs need to be done and should not be included in the calculation of FAR. He added that creating another parking space at .85 is a plus and he will vote yes.

Mr. Gibson thanked everyone for the input and the Planning Board for its hard work. In regard to integrity of the process, the Council tries to communicate to the public via the website and the e-newsletter. He went on to say that he too wanted to wait for the Master Plan re-exam to address the issue, but the Planning Board felt a sense of urgency and he agreed to make the change to control density. He added that the bump outs are needed for aesthetics and should not be included in FAR and he feels .8 to .85 is not a huge change because it adds a parking space that he feels should be there. He said he will support the ordinance as the Master Plan re-exam will continue the process.

Mr. Gibson asked for a motion to adopt Ordinance 1591 on second reading. Motion moved by Mr. Kehner and seconded by Mr. Edwardi. All ayes followed, except Mr. Divney voted no.

Mr. Gibson asked for a motion to take up Ordinance 1592 for second reading and Public Hearing. Motion moved by Mr. Kehner and seconded by Ms. Tighe. All ayes followed. The Clerk read the ordinance by title: : **1592 – A Bond Ordinance Providing for the Acquisition of a Fire Truck in and by the City of Sea Isle City, in the County of Cape May, New Jersey, Appropriating \$560,000 Therefor and Authorizing the Issuance of \$532,000 in Bonds or Notes of the City to Finance Part of the Cost Thereof.**

PUBLIC COMMENT: There was no public comment on Ordinance 1592.

Mr. Gibson asked for a motion to adopt Ordinance 1592 on second reading. Motion moved by Ms. Tighe and seconded by Mr. Kehner. All ayes followed.

Mr. Gibson asked for a motion to take up Ordinance 1593 for second reading and Public Hearing. Motion moved by Ms. Tighe and seconded by Mr. Kehner. All ayes followed. The Clerk read the ordinance by title: **1593 – An Ordinance to Amend Various Sections and Schedules in Chapter 7 Entitled “Traffic” Chapter 8 Entitled “Off Street Traffic Regulations” and Chapter 20 Entitled “Parks and Recreational Facilities” of the Revised General Ordinances of the City of Sea Isle City To Reflect Necessary Changes to Allow for Consistency and Traffic Flow**

PUBLIC COMMENT:

Ann Organ-209 39th St: Asked for an explanation and Mr. Gibson said it will create a parking lot with a kiosk behind the school and identifies parking in front of the new City Hall. It will also address a problem at 63rd street to allow for trucks to clear the turn.

Mr. Gibson then asked for a motion to adopt Ordinance 1593 on second reading. Motion moved by Mr. Divney and seconded by Mr. Kehner. All ayes followed.

CITIZEN COMMENT~ Resolutions on the Consent agenda: There was no public comment on the resolutions.

RESOLUTIONS – Consent Agenda:

121 – Authorizing the Approval of Vouchers

122 – Authorizing Tax Overpayment Refunds

123 – Requesting the State to Issue Conflict of Interest ABC License

124 – Authorizing Release of a Performance Guarantee for 21 40th Street or 3914 Pleasure Ave (Block 39.02, Lot 4.01)

125 – Authorizing Change Order No. 1 for Reconstruction of 47th Place Bulkhead at Rio Delle Ponte, North and South Sides (+\$11,872.52)

126 – Approving a Member to the Sea Isle City Volunteer Fire Company

127 – Authorizing the Adoption of the Cape May County Multi-Jurisdictional All Hazards Mitigation Plan

128 – Authorizing Release of Unused Escrow Monies (133 40th Street)

Mr. Gibson next asked for a motion to approve the consent agenda, Resolutions #121 to #128. Motion moved by Mr. Kehner and seconded by Mr. Edwardi. All ayes followed, but Mr. Divney was absent for the vote.

PENDING BUSINESS: There was no pending business

NEW BUSINESS: There was no new business.

CITIZEN COMMENT:

Dustin Laricks-Thanked the City for all of the help with Payton's Promise Walk/Run that raised \$60,000.

Ann Organ-209 39th St: Regarding complaints about the lack of communication, she suggested residents stay informed by attending meetings.

Rich Weiner-22 54th St: Complained that the beach tag vehicle goes too fast on the promenade as he witnessed it almost hitting someone. He also suggested that the 15 mph on Pleasure needs more signage and enforcement.

Sharon Kronmiller-120 40th St: Said she was concerned with safety as after the bars closed, she had an intruder that was too intoxicated to speak and she feels the bar owners should be held accountable and there should be a greater police presence. Mr. Edwardi asked if she called the police and if the doors were locked and she said no her husband and a house guest got him out and the door was unlocked for other house guests that were out. She next complained about the port-o-potties on LaCosta parking lot during events.

Lorraine Kilpatrick-3502 Landis: Said that the promenade signs are nice, but the rules are not followed and there needs to be a greater police presence.

John Evans-237 79th St: Agreed that .8 vs. .85 FAR may not be a big difference, but one solution has been an unintentional circumstance that there has been a building moratorium since .8 was adopted.

Joe Meier-117 92nd St: Expressed concern with the development of small lots in the south end, especially the number of setbacks granted by the Zoning Board and suggested allowing only 2 stories on small lots. He next asked the status of the Zoning Boards report to Council and Mr. Gibson said a request has been made to the Zoning Board, but the report has not yet been received.

Kevin Lavan-9007 Landis: Said he was glad that density is being restricted, even at .85 FAR. He next suggested painting lines to designate spaces in the residential areas. Mr. Gibson said that has been discussed on several occasions, and the thought is that it may create less parking area if the spaces are delineated. Mr. Lavan next complained about the early morning trash problems where jitneys pick up and suggested more trash cans.

Andy Ferrelli-344 38th St: Suggested the Council get more Planning Board input when considering Zoning Ordinances.

Mr. Gibson asked for a motion to adjourn. Motion moved by Mr. Divney and seconded by Ms. Tighe All ayes followed and the meeting adjourned at 12:02 pm.

Cindy L. Griffith, City Clerk