

**CITY OF SEA ISLE CITY, NEW JERSEY
CITY COUNCIL WORKSHOP MINUTES
MIXED USE ZONING
TUESDAY, AUGUST 21, 2013 – 9:00 AM
COUNCIL CHAMBERS
SEA ISLE CITY PUBLIC SCHOOL**

ATTENDANCE: Mr. Divney, Mr. Edwardi, Mr. Kehner and Ms. Tighe. Also attending was Administrator Mr. Savastano and Solicitor Mr. Baldini. **ABSENT:** Mr. Gibson – arrived at 9:55 am.

Council President Tighe called the meeting to order and announced that the meeting had been advertised in accordance with P. L. 1975, Chapter 231.

RESOLUTION NO. 136 – A Resolution Authorizing a Closed Executive Session for the Purpose of Discussing Pending Litigation {Retirees vs. SIC – Docket No. CPM-C48-10 – Cape May County Superior Court}

The clerk read the resolution by title and Ms. Tighe asked for a motion to adopt the resolution and go into closed session. Motion moved by Mr. Divney and seconded by Mr. Edwardi. All ayes followed and the meeting adjourned into closed session at 9:03 a.m.

At 10:05 a.m. Council President Tighe called the meeting to order and asked everyone to rise for the flag salute and prayer. She then announced the meeting had been advertised in accordance with P. L. 1975, Chapter 231. She then explained that the purpose of the meeting is to begin the discussions regarding the mixed use development in the commercial zones. She then turned the meeting over to Mr. Divney who gave a historical overview of the mixed use zoning. He explained that in 2007 there were numerous citizen committees created to assist in the preparation of a successful business district as all believed that would equal a successful town. Since the original ordinance a few changes have been made, most significantly an increase in the residential parking requirements. He then addressed the handout that outlines the current approved development, that which is under construction and pending development before the zoning or planning boards

Ms Tighe then said that the workshop would be opened for public comment adding that this will be an on-going discussion as there will not be a change today.

Ann Organ-209 39th St: Asked what ordinances are followed on pending construction and was advised at the time of application, the rules that are applied are what is adopted at that time. She also had several questions regarding the size of the commercial zones. In conclusion she said that she supports a moratorium on all building as the town is over-crowded.

Seymour Burchman-5600 Pleasure Ave: Representing SICTA he stated the organization originally supported mixed use to re-vitalize the commercial districts, but now there is a concern with the rate of the development and the negative affect on the quality of life. He went on to say that SICTA has partnered with the Chamber to do a survey to get a broader sense of the impact. He also supports a moratorium while the City reviews and does a master plan re-examination.

Ray Dundas-22 74th St: Complained that the new construction on 63rd Street is a disgrace, an embarrassment and creates a large parking problem for the ACME. He also suggested increasing the parking requirements for commercial units as well.

Mike Matkovic-29 39th St: Said he sees both sides of a moratorium as Pleasure Avenue by Excursion Park is looking great and it was an eyesore and there is still some areas that should be developed. But he agreed that the development has caused a parking issue that is not going to change.

John Fee-220 43rd St: Suggested the City hire a full time planner to review zoning and planning board applications.

Lynn Shirk-209 54th St: Expressed concern with the changes in Sea Isle and suggested adopting an ordinance similar to Avalon that only permits single family construction. She also suggested the City purchase vacant properties and make them parking lots.

Ken Martabano-4006 Pleasure Ave: Stated that he lives next to a vacant lot and asked how someone would like to live next to a parking lot. He went on to say that the areas that have been improved were re-developed from run down properties and are now thriving stores. In conclusion he suggested a moratorium does not work and creates law suits.

Steve Hansbury-5712 Central Ave: Had questions regarding the handout and Mr. Savastano provided assistance. He next expressed concern with overdevelopment as Sea Isle has lost 25% of its permanent residents in the last 5 years.

Mike Davis-361 46th Pl: Suggested building a parking garage at the old public safety building site and putting the new city hall facility on the school property. He also suggested the bigger condos have an increased water and sewer rate.

Marcie Schankweiler-4711 Central Ave: Stated that the master plan is a good document and so much has been done, but the City needs to consider what it wants to preserve for the children and how going forward will affect the quality of life. She concluded that there needs to be a balance between all of the competing interests and that she will forward more technical information and suggestions via e-mail.

Mike Davis-361 46th Pl: Stated that the reason the mixed use zoning was developed to create a successful commercial district and that he likes the result.

Linda Cinelli-345 46th Pl: Stated she has been here a long time and Sea Isle has changed not all for the good. She suggested the development on 63rd Street is a disgrace and has ruined the ACME parking lot; the town has become a drinking town with empty commercial spaces and too many pizza and yogurt stores. Regarding water and sewer, she suggested every home have a water meter to ensure you pay for what you use. To conclude she said she is thinking about selling as Sea Isle is like Disneyland in that what you see is not reality.

Mike Matkovic-29 39th St: Agreed that the ACME development is an embarrassment, but there is a bar establishment on 39th street that is also a disgrace with noise, trash and public drunkenness.

Dan Tumolo-7407 Pleasure Ave: Stated that since the change of government Sea Isle has improved and so has the quality of life. He does not believe a moratorium is the answer and agrees there needs to be a balance between all of the interests.

Grant Salstrom-5313 Roberts Ave: Suggested that the concern should be Sea Isle's sustainability. He also agreed that all homes should have a water meter.

Seymour Burchman-5600 Pleasure Ave: Reiterated that SICTA is only recommending a moratorium while master plan reexamination occurs. He also explained that the concern with water & sewer is the allocation of the budgets and the need to increase excess fees.

Faye McGonigal-8 67th St: Expressed concern that the exit from the ACME parking lot onto 63rd street is dangerous and should be one-way either in or out.

Lynn Shirk-209 54th St: Stated that years ago there were single family homes on a lot, then duplexes, then multi-units now mixed use and asked what is the City doing? She then asked why the north end dirt lot was not prepared for parking this year and why the house at 2nd and Sounds Avenue is still not demolished.

Seeing no additional comments Ms. Tighe asked Council for comments.

Mr. Gibson said that there is a lot to digest. He said that the City cannot afford a full time planner and a master plan re-examination takes several years and while Sea Isle's isn't due until 2017 he would be willing to consider the process sooner rather than later.

Ms. Tighe addressed the water meters, explaining that all homes have a water meter that records usage. She went on to say that this discussion will continue.

Mr. Divney suggested that consideration must be given whether the City still believes it wants a strong commercial district and perhaps look at the districts individually and make changes or eliminating commercial units and allowing parking only. But, he doesn't agree there is a parking problem, there is difficulty 2 months and even then you may have to walk a block or two.

Mr. Kehner said that he appreciated everyone coming to the workshop and offering comments. But, a moratorium does not solve the problems and the burden will fall back on the taxpayers. He went on to say that the ACME is a business district and the owner of property had the right to develop it.

Citizen Comment – Any Topic:

Margie Delaney – 11 51st St: Stated it was difficult to shop in town due to lack of parking and she goes off-shore.

Matt Kutler-108 44th St: As the owner of Maryann’s Bakery he said he also has a bakery in Stone Harbor and the biggest difference is enforcement as he feels Sea Isle is too easy, an example is the property at 44th & Landis – it’s a disgrace. He said he likes all of the changes, but agrees that balance is the key. In conclusion he suggested jitney hours be extended into the day time and more are needed after the bars close.

Phyllis Evans-15-43rd St: Agreed with lack of enforcement adding that she witnesses people drinking on sidewalks and police officers walking past them. She also complained about the noise in the bars.

Bart Tantillo-114 49th St: Suggested the City has a convenience problem, not a parking problem; a moratorium is destructive; smart growth indicates in order to have a thriving business district, commercial zones should expand and that the bars are not out of control.

Grant Salstrom-5313 Roberts Ave: Read from the ordinance that requires construction containers be covered and construction debris be cleaned up. She provided photos of the contrary and asked why the construction official does not enforce. One photo showed an open dumpster at 42nd street that has been overflowing since April. In conclusion he asked what needs to happen to get rules and regulations enforced and to have trash collected on the promenade more than just in the am as all of the trash and construction debris ends up in the ocean.

Ms. Tighe asked for a motion to adjourn. Motion moved by Mr. Kehner and seconded by Mr. Edwardi. All eyes followed and the meeting adjourned at 11:40 am.

Cindy L. Griffith, City Clerk