

**CITY OF SEA ISLE CITY, NEW JERSEY
CITY COUNCIL MEETING MINUTES
TUESDAY, DECEMBER 8, 2015 – 8:30 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.

At 8:40 a.m. Council President Gibson called the meeting to order and announced the meeting had been advertised in accordance with P.L. 1975, Chapter 231.

RESOLUTION NO. 187 – A Resolution Authorizing a Closed Executive Session for the Purpose of Discussing Contract Negotiations – Sea Isle City FOP – Lodge # 7 -Rank and File.

Mr. Gibson then asked for a motion to adopt resolution no. 187 and go into closed session. Motion moved by Ms. Tighe and seconded by Mr. Kehner. All ayes followed.

At 10:00 a.m. Mr. 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.

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

Mr. Gibson then asked for a motion to adopt the minutes of the 11-24-15 Regular Meeting and closed session for content only. Motion moved by Ms. Tighe and seconded by Mr. Kehner. All ayes followed.

REPORTS-Mayor and Administration: Mr. Savastano announced that the Revaluation process of property assessments is near conclusion as letters have been mailed to property owners and offering a variety of times to make an appointment with VITAL to review the assessment.

He next reported that a decision will be made this week regarding replacement of lost sand (from 55th Street North) after the beach fill project was complete and then hit with a storm.

Mr. Savastano's final report was to advise the Council the Capital Plan has been revised based on the workshop comments and will be on the agenda for adoption at the 12/22/15 meeting.

REPORTS-Council: Mr. Divney asked if the new valuation has been announced and Mr. Savastano said not yet, but the estimate is that the overall decrease in valuation is less than 10%.

CITIZEN COMMENT – Resolution not on Consent Agenda:

Joe Meier-117 92nd St: Asked for the details of the settlement and Mr. Gibson said it was increased from 7 to 17 steps and the increases are within the CAP.

RESOLUTION – Non-Consent Agenda

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

Mr. Gibson announced that Mr. Edwardi was present during the closed session and supports the Memorandum of Agreement to ratify, however he had to leave due to a personal matter. He then asked for a motion to approve resolution no. 188. Motion moved by Ms. Tighe and seconded by Mr. Kehner. All ayes followed.

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

RESOLUTION – Consent Agenda:

189 – Authorizing the Approval of Vouchers

190 – Authorizing the Cancellation of Various Checks

191 – Authorizing Execution of the Municipal Alliance Grant (MAC) for 2016-2017

192 – Authorizing the Issuance of a License to Conduct Amusement Games (*Island Breeze Casino*)

193 – Annual Notice Designating 2016 Meeting Dates

194 – Authorizing Transfer of Appropriations

195 – Authorizing Cancellation of Excess Sewer Charges

196 – Authorizing Application for Raffle (Bishop McHugh)

197 – Authorizing Application for Casino Night (Bishop McHugh)

198 – Authorizing Refund of Escrow Monies

Mr. Gibson next asked for a motion to approve the consent agenda, Resolutions #189 to #198. Motion moved by Ms. Tighe and seconded by Mr. Divney. All ayes followed.

PENDING BUSINESS: Mr. Gibson reported that he met with the Administration regarding the start time for demolitions/construction during the summer and delivery times. He said there appears to be a consensus to change the start time, but to not include regulation regarding deliveries.

Mr. Divney thanked Ed Sgalio for presenting the re-exam information at the last meeting. After the meeting he said he learned that FAR was eliminated by Council based on a recommendation by the Administration due to pressure from FEMA/CRS program to eliminate illegal bonus rooms on the first floor. He went on to say the Planning Board recommended to reinstate FAR to .8 in May of this year, but now is recommending .7 based on the workshops and survey results. Mr. Divney said he would report the Council's discussion at the next Planning Board meeting. Mr. Gibson said the Administration want to make sure it does not create a potential for bonus rooms and affect the CRS discount. Ms. Tighe said it all comes down to enforcement issues, especially regarding bonus rooms that are created after the certificate of occupancy is given. She went on to suggest a "continuing CO"; i.e. every time a property is sold, another review is done and another CO is issued to ensure nothing illegal has been done. She also asked Mr. Divney to talk with the Planning Board regarding the .8 vs. .7 recommendation. In conclusion, she felt consideration should be given to combining the Planning and Zoning Boards so there would only be one decision-making body. Mr. Gibson said it is done, but unusual and he thinks Sea Isle Boards are both busy.

NEW BUSINESS: Mr. Gibson addressed a letter received from the Chamber of Commerce regarding several issue. First, it supports increasing the hourly parking fees from \$1 to \$2, but not increase the time frame beyond Labor Day. The next recommendation was that the City consider reaching out to JCP&L regarding the vacant lots on 39th Street and Mr. Savastano said that JCP&L has always indicated the City would have the "Right of First Refusal" when the lots were available for sale. He added that the City has inquired about a short term use for parking. The final request from the Chamber was to address problems obtaining a mortgage if the building is a non-conforming use; specifically change the letter that would clarify re-building in the event of a loss. Mr. Divney asked that the Solicitor provide recommended changes at the next meeting.

CITIZEN COMMENT:

John Henry-119 45th St: Said that he felt delivery trucks should also conform to the construction start time especially in residential neighborhoods. He next asked if the new dunes will have plantings and Mr. Gibson said that grass will be planted and Mr. Henry suggested shrubs as well. He next complained that the parking spaces in the front of the building are too tight.

Chris Glancy-4009 Landis Ave: Representing the Chamber, he thanked the Council for taking the letter under advisement. He added that after speaking with several mortgage companies regarding the non-conforming issue, an ordinance change would be necessary to address the change in use only.

Joe Meier-117 92nd St: Said he strongly supports reinstating Floor Area Ratio and suggested variances are granted too easily. Regarding the non-conforming use issue, he said any ordinance change should not include adjustments to setbacks.

John Fee-220 43rd St: Agrees that Floor Area Ratio should be reinstated now and urged Council not to wait for the completion of the Master Plan re-exam.

John Evans-237 79th St: Also agreed Floor Area Ratio should be reinstated and questioned how many oversized homes have received permits since the survey was completed. He added that the residents and Planning Board want it reinstated and suggested the Council just repeal the ordinance that removed it. Mr. Evans next asked if the Capital Plan had funding for repair of the flood gates and Mr. Savastano said yes.

Lynn Shirk-209 54th St: Suggested space below the homes should all be used for parking. She went on to suggest beach plum trees be planted on the dunes. She next asked if the Mayor is following-up on the pedestrian right-of-way issues discussed at a previous meeting and Ms. Tighe said she has given the Mayor literature and he is working on it. Ms. Shirk then showed a sample of a lawn sign that is a silhouette of a police officer with the words "Blue Lives Matter" that is being promoted by the Faith & Freedom Coalition of New Jersey. She also suggested placing a candle with a blue light in the window for showing police support.

Dan Tumolo-7407 Pleasure Ave: As President of the SIC School Board, he reported that it is funding a mental health officer to address with students the two tragic suicides in the high school this year. He also reported that a series of meetings are being planned to address this serious issue. As a resident, he said he felt his re-assessment was fair and where it should be.

Sheila Ruhl-243 85th St: Said she had AC Electric poles near her property that are old and been replaced and asked how can they be removed. Mr. Gibson said that sadly it is not a priority for the utilities, but if she could send the pole number to the Administration the City could try to apply some pressure. She next asked that the Planning and Zoning Board agendas and minutes be placed on the website.

Sam Screnci-25 34th St: Supports reinstating Floor Area Ratio and parking only underneath.

Mr. Divney said he agreed with the speakers that Floor Area Ratio should be reinstated and as the Planning Board liaison, he will go back to the board and report the discussions by Council. Mr. Gibson added that an ordinance cannot be adopted to force parking under structures and regarding the re-occurring certificate of occupancy, he feels there are potential problems and it should be vetted properly. Mr. Divney disagreed saying the City has not yet lost control, but if it waits it will be too late.

Mr. Gibson asked for a motion to adjourn. Motion moved by Ms. Tighe and seconded by Mr. Gibson. All ayes followed and the meeting adjourned at 11:00 p.m.