

**CITY OF SEA ISLE CITY, NEW JERSEY
COUNCIL WORKSHOP MINUTES
VARIOUS ZONING ISSUES DISCUSSION
TUESDAY, JULY 19, 2011 - 2:00 P.M.
COUNCIL CHAMBERS**

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

Council President Divney called the workshop to order and asked everyone to rise for a flag salute. He announced that the meeting had been advertised in accordance with public law 1975, chapter 231.

He then turned the meeting over to past-President, Ms. Tighe as a continuance of the last workshop of May 17, 2011. She began by explaining that based on the last workshop, the agenda for today will focus on specific issues. She also indicated that she would allow for open discussion and recommendations from the floor. The following individuals were present and participated where noted:

**John Fee-220 43rd Street
Lynn Shirk – 209 54th Street
Chris Glancey – 4009 Landis and President, SIC Chamber of Commerce**

The first item discussed was landscaping and buffering requirements in the commercial zones as the Planning and Zoning Boards have requested a change due to the number of variances that have been granted as developers find it difficult to fit the number of required trees and shrubs. There was much discussion and in conclusion, all agreed to 1 tree per 2,000 of the lot area – minimum of 2 and 5 shrubs per 1,000 square feet of lot area. John Fee asked if trees would be permitted in the right-of-way and Mr. Baldini said yes and planters and pots could also be utilized to meet the requirement. Lynn Shirk asked if grates around the trees would also be required and was advised that they would. Mr. Kehner expressed concern about flood zones and that trees would not survive and that proper planting requirements be included in the ordinance. Mr. McHale suggested salt-water tolerant trees be used. Mr. Baldini indicated a list of trees will be included and he would also include language about the “proper subterranean preparation for planting”.

Regarding buffer details, parking lot planting details and landscape planters, all agreed to the proposed items as identified as Attachment A; new sections 26-25.7 Buffer Details; 26-25.8 Parking Lot Planting Details and 26-25.9 Landscape Planters.

Ms. Tighe next identified architectural design review guidelines as an issue that has been suggested for some time. She indicated that the proposed guidelines (26-41.2) are general enough yet still prevent “boxes” from being built and encourages a different streetscape and Mr. Divney agreed. John Fee asked about item e-4 and why the set-back is so far and Mr. Byrne explained that the County prohibits doors from opening out into the right-of-way. Mr. Baldini

indicated that item e-h. Awnings and Canopies should be removed in its entirety and all agreed. Chris Glancey suggested more flexibility on roof top decks, specifically allowing them to be 4 to 5 feet lower than the roof line. Mr. Baldini responded that he and Mr. Byrne will look at the possibility for the draft ordinance.

The final item discussed was off-street parking, specifically handicap parking spaces. There was discussion regarding moving the handicap space on to the street vs. making the 1st floor retail space smaller to accommodate the space on the lot. John Fee suggested putting one handicap space on each block for all to use. Mr. Divney stated that the requirement for handicap parking should be on the developer to accommodate not the City and all agreed.

Minor items discussed were creating a standard for bike racks and all agreed the city could consider purchasing racks, but should be discussed during the capital plan; however all agreed that standards should be created for tree grates and benches. Mr. McHale suggested standards for sidewalks and Mr. Baldini indicated he would include in the draft ordinance.

In conclusion, Council agreed to introduce an ordinance on 8/23/2011 and Mr. Baldini indicated he would get a draft ordinance out to everyone for review by August 1, 2011.

CITIZEN COMMENT-Any topic. There was no public comment.

Mr. Divney then asked for a motion to adjourn. Motion moved by Mr. Edwardi and seconded by Mr. Kehner. All ayes followed and the meeting adjourned at 3:30 pm.

Cindy Griffith, City Clerk