

**CITY OF SEA ISLE CITY, NEW JERSEY  
COUNCIL WORKSHOP MINUTES  
VARIOUS ZONING ISSUES DISCUSSION  
TUESDAY, MAY 17, 2011 - 2:00 P.M.  
COUNCIL CHAMBERS**

**ATTENDANCE:** Mr. Divney, Mr. Edwardi, Mr. Kehner, Mr. McHale and Ms. Tighe. Also attending was Administrator Mr. Savastano, Solicitor Mr. Baldini, Engineer Mr. Previti, Construction/Zoning Official Mr. Byrne, Zoning Chair Mr. Pasceri and Planning Chair Mrs. Urbaczewski.

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

Ms. Tighe then announced that the purpose of the workshop is to discuss zoning issues as a follow-up to the initial meeting without the full council. She stated that the first item that a lot of time was spent discussing was the landscaping requirements in the commercial zones. She explained the issue is the ordinance is too restrictive, the Boards are compelled to grant variances and then no landscaping is done. Mrs. Urbaczewski added that along Landis Avenue, the County has indicated it did not want trees. Mr. Previti suggested the issue is the maintenance of the trees and the County will not do it. Ms. Tighe added that some of the businesses complain that the trees block the signage. Also discussed was the large amount of required shrubs as the developers are now building to the entire lot size as permitted. There was much discussion and in conclusion, Mr. Savastano agreed to reach out to the county regarding the planting of trees on Landis and Chamber President, Chris Glancey said he would discuss with the business community. Mr. Pasceri suggested changing the requirement from the number of units to the square footage of the frontage and allow both shrubs/trees and flower boxes and all agreed. Mr. Previti indicated he would prepare a recommendation with Mr. Glancey cautioning to be mindful of the outside dining ordinance.

The next item discussed was handicap parking requirements and that many variances are granted with the handicap spots being placed on the streets along Landis. Mr. Previti felt that the issue needs to be address in the zoning ordinance and Mr. Baldini agreed it should be addressed, but it should be required in the site plans, not in the code so that the boards cannot grant variances. Mr. Previti agreed adding that he will have it added to the checklist as well.

The issue of design standards was the last to be discussed. Mr. Previti indicated the 2007 master plan re-exam has design standards listed in the addendum. Mr. Baldini indicated he sent letters to the Board Solicitors asking for recommendations; however, a response was not received. There was discussion regarding mandatory vs. recommended standards and the need to include street-scape. All agreed that the standards should be simple and not complicated. Mr. Previti indicated that the City is seeing some very nice designs in the new construction and that mandatory standards drive up the costs.

Sandy Sofroney-6000 Landis Avenue: Presented Avalon's ordinance regarding design standards as well as pictures from Avalon and Sea Isle to further encourage Council to adopt standards.

Joe Rafter-12 68<sup>th</sup> St: Asked for an explanation of the master plan re-exam and Mr. Previti responded.

John Fee-220-43<sup>rd</sup> St: Stated the master plan guidelines should be followed, he supports increasing the size of the retail windows and that ADA ramps are all different and there is a need to get direction so that everyone is on the same page.

Sandy Sofroney-6000 Landis Ave: Stated that this is a critical time and Mr. Divney agreed. Mr. Savastano cautioned that there is a mix of opinion among the realtors and developers.

Mr. Baldini and Mr. Previti agreed to prepare a draft of general design standards by 6/10/11 and all agreed to a follow-up workshop on 6/14/2011 at 2:00 pm.

Mr. McHale questioned conformity on sidewalks and Mr. Baldini indicated he would look at the master plan to incorporate standards if possible.

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

Ms. Tighe then asked for a motion to adjourn. Motion moved by Mr. Edwardi and seconded by Mr. Kehner. All ayes followed and the meeting adjourned into closed session at 3:50 pm.

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Cindy Griffith, City Clerk