

**CITY OF SEA ISLE CITY
NEW JERSEY**

**REGULAR MEETING – JUNE 09, 2026 – 10:00 AM
COUNCIL CHAMBERS – 3RD FLOOR - CITY HALL - 233 JFK BOULEVARD**

A G E N D A

**CALL TO ORDER
PLEDGE OF ALLEGIANCE AND PRAYER
ROLL CALL
APPROVAL OF MINUTES
OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT
REPORTS–MAYOR & ADMINISTRATION
REPORTS - COUNCIL MEMBERS**

ORDINANCES- Second reading & Public Hearing

1739 – BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE CITY OF SEA ISLE CITY, IN THE COUNTY OF CAPE MAY, NEW JERSEY, APPROPRIATING \$6,935,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$6,588,250 BONDS OR NOTES OF THE CITY TO FINANCE PART OF THE COST THEREOF

CITIZEN COMMENT ~ Resolution on Consent Agenda

RESOLUTION – Consent Agenda:

- 076 Approval of Vouchers
- 077 Authorizing the Issuance of ABC Renewal for Conflict License Freda Sea Isle Inn Inc. T/A Kix's Lounge & Package Goods, Lifestyles Dance Club 6400 Landis Avenue
- 078 Authorizing the Issuance of ABC Renewal License - 42 Place LLC
- 079 Authorizing the Issuance of ABC Renewal License - Diamonds
- 080 Authorizing Cancellation of Utility Excess Charges
- 081 Authorizing A Closed Executive Session for the Purpose of Discussing Potential Litigation and Negotiations with Lobster Loft LLC, Oar House Pub Temporary Extension of Premises Permit Applications

PENDING BUSINESS

NEW BUSINESS

CITIZEN COMMENT

ADJOURNMENT - *Adjourn into Closed Session*

ADJOURNMENT

CITY OF SEA ISLE CITY
NEW JERSEY
ORDINANCE NO. 1739 (2026)

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE CITY OF SEA ISLE CITY, IN THE COUNTY OF CAPE MAY, NEW JERSEY, APPROPRIATING \$6,935,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$6,588,250 BONDS OR NOTES OF THE CITY TO FINANCE PART OF THE COST THEREOF.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEA ISLE CITY, IN THE COUNTY OF CAPE MAY, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by the City of Sea Isle City, in the County of Cape May, New Jersey (the "City"), as general improvements. For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$6,935,000, and further including the aggregate sum of \$346,750 as the several down payments for the improvements or purposes required by the Local Bond Law. The down payments have been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the several improvements or purposes not covered by application of the several down payments, negotiable bonds are hereby authorized to be issued in the principal amount of \$6,588,250 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
a) Acquisition of equipment and vehicles for Public Works and Public Safety and the rehabilitation of equipment and vehicles for various departments, including all related costs and expenditures incidental thereto.	\$1,200,000	\$1,140,000	5 years
b) City-wide road reconstruction and drainage improvements in conjunction with the Road and Flood Mitigation Program developed by the City engineer and administration, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto.	\$2,875,000	\$2,731,250	10 years
c) Beach Replenishment Program, including, but not limited to, beach and dune restoration and the acquisition and installation of fencing and beach access materials, and further including all related costs and expenditures incidental thereto and all work and materials necessary therefor and incidental thereto.	\$1,170,000	\$1,111,500	15 years
d) Construction of bulkheads and public access ramps, including all related costs and expenditures incidental thereto and all work and materials necessary therefor and incidental thereto.	\$360,000	\$342,000	15 years
e) Various building and facility improvements, including, public restrooms, improvements to the City marina, City-wide fencing, improvements to recreation facilities and general capital acquisition, replacements and renovations to City buildings and facilities, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto.	\$875,000	\$831,250	10 years

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
f) Acquisition and installation of various equipment and information technology hardware for the Police, Emergency Medical Services and Fire Departments, including all work and materials necessary therefor and incidental thereto and further including all related costs and expenditures incidental thereto.	<u>\$455,000</u>	<u>\$432,250</u>	5 years
TOTAL:	<u>\$6,935,000</u>	<u>\$6,588,250</u>	

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the down payment for each purpose.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The City hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the City is hereby amended to conform with the provisions of this bond ordinance to the extent

of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are all improvements or purposes that the City may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 9.90 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the City as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$6,588,250, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$150,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

Section 7. The City hereby makes the following covenants and declarations with respect to obligations determined to be issued by the chief financial officer on a tax-exempt basis. The City hereby covenants that it will comply with any conditions subsequent imposed by the Internal Revenue Code of 1986, as amended (the "Code"), in order to preserve the exemption from taxation of interest on the obligations, including, if necessary, the requirement to rebate all net investment earnings on the gross proceeds above the yield on the obligations. The chief financial officer is hereby authorized to act on behalf of the City to deem the obligations authorized herein as bank-qualified for the purposes of Section 265 of the Code, when appropriate. The City hereby declares the

intent of the City to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of Treasury Regulations §1.150-2 or any successor provisions of federal income tax law.

Section 8. Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the City is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the City and to execute such disclosure document on behalf of the City. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the City pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the City and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the City fails to comply with its undertaking, the City shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the City are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the City, and the City shall be obligated to levy *ad valorem* taxes upon all the taxable property within the City for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

Mary L. Tighe, Council President

Mayor Leonard C. Desiderio

I HEREBY CERTIFY THAT the foregoing ordinance was duly passed by the City Council of the City of Sea Isle City, New Jersey on first reading at the regular meeting of said Council held on the 26th day of May, 2026 and was taken up for second reading, public hearing and final passage at the regular meeting of said Council held on the 9th day of June, 2026, in City Hall, 3rd Floor Council Chambers, 233 JFK Blvd., Sea Isle City, New Jersey at 10:00 a.m.

Shannon D. Romano, Municipal Clerk

CITY OF SEA ISLE CITY
NEW JERSEY

RESOLUTION NO. 076 2026

WHEREAS, N.J.S.A. 40A:5-17 provides for the approval of claims in manner provides by ordinance; and

WHEREAS, the City Council of Sea Isle City duly enacted Ordinances which provide a method for approval of claims, recordation thereof, and the payment of such claims by the City of Sea Isle City; and:

WHEREAS, The City Council have reviewed and considered invoices as follows:

PREVIOUS PAID BILLS:

SEA ISLE CITY PAYROLL	477,497.66
A LARSEN CONSTRUCTION LLC	21,500.00

<u>VENDOR</u>	<u>AMOUNT</u>
ACE PLUMBING & ELECTRICAL	72.60
ACTION SUPPLY	988.60
ATLANTIC CITY ELECTRIC	13,354.85
ARC REPROGRAPHICS	357.00
ALLEGRA PRINTING	715.00
AXON ENTERPRISES	1,790.00
ALEX GLOVER & COMPANY	8,137.67
AT& T MOBILITY	2,961.20
AMAZON	18,536.00
AXION	5,103.23
ACCURATE LANGUAGE SERVICES	480.00
ANJONZE DANCE FITNESS LLC	325.00
PAUL BALDINI PA	22,692.00
BILLOWS ELECTIC	310.10
BADGER METER INC	2,026.51
BEESELY'S POINT SEA DOO	12,400.00
BLANEY WEINBERG CURIO PC	2,000.00
BUSINESS SOLVER	356.43
BRADLEY MATTHEW	761.05
CARROT TOP INDUSTRIES	3,636.32
CMC MUA	992,370.50
COMPUTER ACCESS	535.50
CUTTER DRILL & MACHINE	4,734.20
CHANNEL MARINE	68,279.60
CDW®	1,250.89
CONTEMPORARY TEHCNOLOGIES	7,640.00
COMCAST	1,055.25
COASTAL MEDIA SOLUTIONS	400.00

DEREK MISTERMAN	14,080.00
ELECTRONIC MEASURMENT LABS	2,286.00
EVERON	920.86
FAZZIO JOSEPH	381.55
FOLEY INCORPORATED	315.00
GARDNER TRUE VALUE	259.56
GARREFFI, ANTHONY	53.15
GO EVENTS	82,750.00
HOME DEPOT	1,123.55
HERC RENTALS	5,743.00
ISLAND TROPHIES	115.00
KAESER & BLAIR	1,387.13
LONGPORT MEDIA	1,250.00
MES SERVICE COMPANY	1,294.00
MODERN HANDLING EQUIPMENT	6,651.80
MOTOROLA SOLUTIONS	3,270.12
MARMORA HARDWARE	51.94
MAJESTIC OIL	4,973.36
NJ DEPT OF HEALTH AND SENIOR SERVICES	3.60
NJPO	750.00
NATIONAL HIGHWAY PRODUCTS	2,172.09
ORIENTAL TRADING CO	556.70
RIGGINS	5,408.70
SURRANS	1,175.12
SEA ISLE CITY TRUST ACCOUNT	13,600.00
SEA ISLE CITY BOARD OF ED	196,479.83
SANDS DEPARTMENT STORE	329.90
SEA ISLE CITY VOLUNTEER FIRE CO	44,200.00
SEASHORE ASPHALT CORPORATION	997.68
STRYKER SALES CORPORATION	14,663.94
TREASURER STATE OF NJ	1,050.00
TEC ELEVATOR	647.70
TOP SHELF POWER WASHING	1,835.00
TGG FORMS	36,788.10
UNITED UNIFORMS	1,032.00
VCI EMERGENCY VEHICLES	3,984.13
VISION BENEFITS OF AMERICA	1,014.00
W.B. MASON	278.60
WELLS FARGO	3,233.59
WITKOWSKY ADAM	29.99
WELCH TENNIS COURTS	10,800.00
BELL MICHAEL	369.53
DIBABBO ANTHONY	410.35

2,140,983.73

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Sea Isle City, NJ as follows:

1. All of those invoices as set forth above (with the exception of those items containing a line drawn through them and relisted to paragraph 2 below) are hereby approved. The Municipal Clerk is hereby authorized (as per section 6 of Ordinance 716) to indicate said approval on each invoice and to record same in the official minutes.
2. All of the following invoices are disapproved by this Council:

VENDOR AMOUNT:

The Municipal Clerk is hereby directed to appropriately record the disapproval of the invoices noted in this paragraph in the official minutes.

3. All of those invoices listed in the recital as set forth above containing the initials of not more than one council Person immediately to the left of each line shall be deemed approved (as per paragraph number one above) by a majority vote of the remaining Council members. Those invoices listed in the recital as set forth above containing a line drawn through the vendor's name and amount and relisted in paragraph 2 shall be deemed a rejection of said invoices and shall not be paid.

Recorded Vote:

Mary Tighe , Council President

Council	Yes	No	Abstain	Absent	Moved	Second
Edwardi						
Jargowsky						
Ciseck						
Kehner						
Tighe						

I HEREBY CERTIFY THAT the foregoing resolution was duly adopted by the City Council of Sea Isle City, New Jersey, at the regular meeting held on TUESDAY JUNE 9, 2026.

Shannon D. Romano, Municipal Clerk

**CITY OF SEA ISLE CITY
NEW JERSEY**

RESOLUTION NO. 077 (2026)

**REQUESTING THE STATE TO ISSUE CONFLICT OF INTEREST
ABC LICENSE**

BE IT RESOLVED by the City Council of the City of Sea Isle City, New Jersey, that they have no objection to the Director of the Division of Alcoholic Beverage Control in issuing the following Conflict of Interest Licenses:

PLENARY RETAIL CONSUMPTION LICENSE

**0509-33-004-007 Freda Sea Isle Inn Inc. T/A Kix's Lounge
& Package Goods, Lifestyles Dance Club
6400 Landis Avenue**

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to State of New Jersey Division of Alcoholic Beverage Control and State of New Jersey Beverage Tax Division.

Mary Tighe, Council President

Recorded Vote:

Council	Yes	No	Abstain	Absent	Moved	Second
Ciseck						
Edwardi						
Kehner						
Tighe						
Jargowsky						

I HEREBY CERTIFY THAT the foregoing resolution was duly adopted by the City Council of the City of Sea Isle City, New Jersey, at the regular meeting held on Tuesday, June 09, 2026.

Shannon D. Romano, Municipal Clerk

**CITY OF SEA ISLE CITY
NEW JERSEY
RESOLUTION NO. 078 (2026)
AUTHORIZING THE ISSUANCE OF INACTIVE ABC LICENSE**

BE IT RESOLVED by the City Council of the City of Sea Isle City, New Jersey, that the following inactive alcoholic beverage license be issued for the year beginning July 1, 2026 and ending June 30, 2027.

INACTIVE PLENARY RETAIL CONSUMPTION LICENSE

0509-33-009-005

42nd Place Liquor LLC
118 40th Street

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to State of New Jersey Division of Alcoholic Beverage Control and State of New Jersey Beverage Tax Division.

Mary Tighe, Council President

Recorded Vote:

Council	Yes	No	Abstain	Absent	Moved	Second
Ciseck						
Edwardi						
Kehner						
Tighe						
Jargowsky						

I HEREBY CERTIFY THAT the foregoing resolution was duly adopted by the City Council of the City of Sea Isle City, New Jersey, at the regular meeting held on Tuesday, June 09, 2026.

Shannon D. Romano, Municipal Clerk

**CITY OF SEA ISLE CITY
NEW JERSEY
RESOLUTION NO. 079 (2026)
AUTHORIZING THE ISSUANCE OF ABC LICENSE**

BE IT RESOLVED by the City Council of the City of Sea Isle City, New Jersey, that the following alcoholic beverage licenses be issued for the year beginning July 1, 2026 and ending June 30, 2027.

PLENARY RETAIL DISTRIBUTION LICENSE
0509-44-003-010 Diamond's Liquor Inc., T/A Diamond's Liquor Store
4009 Landis Avenue

BE IT FURTHER RESOLVED that a certified copy of this resolution be forwarded to State of New Jersey Division of Alcoholic Beverage Control and State of New Jersey Beverage Tax Division.

Mary Tighe, Council President

Recorded Vote:

Council	Yes	No	Abstain	Absent	Moved	Second
Ciseck						
Edwardi						
Kehner						
Tighe						
Jargowsky						

I HEREBY CERTIFY THAT the foregoing resolution was duly adopted by the City Council of the City of Sea Isle City, New Jersey, at the regular meeting held on Tuesday, June 09, 2026.

Shannon D. Romano, Municipal Clerk

CITY OF SEA ISLE CITY
NEW JERSEY
RESOLUTION NO. 080 (2026)

AUTHORIZING CANCELLATION OF UTILITY EXCESS CHARGES

WHEREAS, the Tax Collector has notified the City Clerk of various utility excess charges; and

WHEREAS, the property listed below requested the removal of the excess charge due water leak not entering sewage system

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Sea Isle City, County of Cape May, State of New Jersey that the utility department be and is hereby directed to make the cancellation of sewer excess charges listed below:

<u>Utility Account ID</u>	<u>Excess Amount Waived</u>	<u>Owner of Property</u>
6873-0	\$35.40	KEATING, JOHN F & MARIA A 4 MAPLE GLENN ROAD MT LAUREL, NJ 08054
5840-0	\$217.11	MCNEILA, THOMAS M & SUSAN M 4 MICHELE DRIVE MEDIA, PA 19063
5841-0	\$217.11	HOFFMAN-FERENCHAK, JO L & FRANK A 3514 KRAUSE ROAD SCHWENKSVILLE, PA 19473

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

Mary L. Tighe, Council President

Recorded Vote:

Council	Yes	No	Abstain	Absent	Moved	Second
Edwardi						
Ciseck						
Kehner						
Tighe						
Jargowsky						

I HEREBY CERTIFY THAT the foregoing resolution was duly adopted by the City Council of the City of Sea Isle City, New Jersey, at the regular meeting held on Tuesday, June 9th, 2026.

Shannon D. Romano, Municipal Clerk

