

**CITY OF SEA ISLE CITY
NEW JERSEY**

**REGULAR MEETING – MAY 26, 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- Introduction & First Reading

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.

ORDINANCES- Second reading & Public Hearing

1738 - AN ORDINANCE OF THE CITY OF SEA ISLE CITY AUTHORIZING THE ACCEPTANCE OF LAND DONATION OF BLOCK 35.05, LOTS 15 AND 16 IN FURTHERANCE OF CHAPTER XIV, OF THE SEA ISLE CITY REVISED GENERAL ORDINANCES, ENTITLED “FLOOD DAMAGE PREVENTION”

CITIZEN COMMENT ~ Resolution on Consent Agenda

RESOLUTION – Consent Agenda:

- 064 Approval of Vouchers
- 065 A Resolution to Amend the Adopted Budget for Additional Items Revenue and Offsetting Appropriation (Chapter 159)
- 066 A Resolution Authorizing the City of Sea Isle City to Execute a Revocable License and Waiver of Encroachment Agreement for the Portions of the Existing Bulkhead and First Level Deck Area that Encroaches onto the City Owned Property Located at 59th Street and Sounds Avenue, Block 59.05, Lot 1.04
- 067 Authorizing Refund of a Rental Permit
- 068 Authorizing Cancellation of Utility Excess Charges
- 069 Authorizing 2 year Contract for Iced Coffee Beach Concession Beach Brew LLC \$41,000.00
- 070 Authorizing a Bingo Application (Italian American Club)
- 071 Authorizing the Issuance of ABC Licenses
- 072 Authorizing a Contract for Vending Machines in the Community Center (Big Time Vending, 20% revenue share on all sales)
- 073 Designating a 2020 Honda Pioneer as Surplus Property to be Auctioned Online
- 074 Authorizing Amendment to the 2026 General Capital Budget

RESOLUTION NO. 075 – *Separate Vote*

- 075 Authorizing Release of a Performance Guarantee \$8,799.30 for 3800 Sounds Ave, LLC

**PENDING BUSINESS
NEW BUSINESS
CITIZEN COMMENT
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 will be taken up for second reading, public hearing and final passage at the regular meeting of said Council held on the 23th 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**

ORDINANCE NO. 1738 (2026)

**AN ORDINANCE OF THE CITY OF SEA ISLE CITY AUTHORIZING
THE ACCEPTANCE OF LAND DONATION OF BLOCK 35.05, LOTS 15 and 16
IN FURTHERANCE OF CHAPTER XIV, OF THE SEA ISLE CITY REVISED GENERAL
ORDINANCES, ENTITLED “FLOOD DAMAGE PREVENTION”**

WHEREAS, Carol N. Goloff, Esquire, Executrix Estate of Jeffery A. April, deceased, pursuant to the Probate Short Certificate, attached hereto and made a part hereof, owner of an undivided 100% interest owners of certain property located at 319 36th Street in the City of Sea Isle City, Cape May County, New Jersey, and designated as Lots 15 and 16 in Block 35.05 on the Tax Map of the City of Sea Isle City; and

WHEREAS, Carol N. Goloff, Esquire, Executrix Estate of Jeffery A. April, deceased, has offered to donate said property to the City; and

WHEREAS, the City has, after consultation with its legal and engineering professionals, determined that it is in the public interest, and more particularly to encourage flood damage prevention, to accept the land donation of Carol N. Goloff, Esquire, Executrix Estate of Jeffery A. April, deceased; and

WHEREAS, the City desires to accept the donation of land; and

WHEREAS, N.J.S.A. 40a:12-1, et seq., the Local Lands and Buildings Law, authorizes municipalities to acquire real property by gift pursuant to a duly adopted ordinance.

NOW, THEREFORE BE IT ORDAINED by the Council of the City of Sea Isle City, County of Cape May and State of New Jersey as follows:

SECTION I. The City hereby accepts the land donation of Block 35.05, Lots 15 and 16 from Carol N. Goloff, Esquire, Executrix Estate of Jeffery A. April, deceased, in accordance with the legal description of the Deed, attached hereto and made a part hereof.

SECTION II. The Mayor and Clerk are hereby authorized to take all action necessary to effectuate the acquisition of the property.

SECTION III. Severability. If for any reason any section of this Ordinance shall be declared illegal by any Court of competent jurisdiction, the remaining section of the Ordinance shall remain in full force and effect notwithstanding.

SECTION IV Repealer. Any Ordinance or provision thereof inconsistent with this Ordinance is hereby repealed to the extent of such inconsistency.

SECTION V. Publication. This Ordinance shall take effect immediately upon the adoption and publication in accordance with the law.

Mary Tighe, Council President

Leonard C. Desiderio, Mayor

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 28th day of April, 2026 and was taken up for second reading, public hearing and final passage at the regular meeting of said Council held on the 26th day of May, 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. 064 2025

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 486,943.79

<u>VENDOR</u>	<u>AMOUNT</u>
ACE PLUMBING & ELECTRICAL	984.43
ACTION SUPPLY	376.04
ATLANTIC CITY ELECTRIC	37,761.93
ADVANTAGE RENTAL AND SALES	363.11
ANIMAL CONTROL OF SOUTH JERSEY	950.00
ALLEGRA PRINTING	5,685.00
AUDUBON PLUMBING	87.20
ACME MARKETS	64.82
AMAZON	5,070.75
ACCURATE LANGUAGE SERVICES	300.00
ALS GROUP USA	60.00
PAUL BALDINI PA	25,002.50
BSN	983.99
BIRDWELL ENTERPRISES	2,290.00
BILLOWS ELECTIC	2,812.73
BUILDING SAFETY CONF	975.00
BAYCOMM	1,248.00
HORIZON BCBS	323,846.38
B & E SPORTSWARE	3,500.00
BACKGROUND INVESTIGATION	2,050.65
BRAVEN HEALTH	37,200.15
BLANEY WEINBERG CURIO PC	2,000.00
C.M.C CHAMBER OF COMMERCE	715.00
COMCAST	1,189.23
C.M.C MUA	17,157.55
COMPUTER ACCESS	462.00
CODY'S	307.02
CM MEDIA GROUP	8,185.75

CHANNEL MARINE	33,591.63
CDW®	5,581.64
COLLIERS	104,299.45
CONTEMPORARY TEHCNOLOGIES	8,220.00
COASTAL MEDIA SOLUTIONS	500.00
DUNRITE SAND & GRAVEL	1,898.97
DB PRINT SOLUTIONS	1,670.00
EDMUNDS & ASSOCIATE	5,080.65
EZ PASS	200.00
ELAVON	88.36
EVERON	702.00
EMERGENCY VEHICLE SERVICE	2,901.43
FIRE DEFENSE SYSTEMS	2,100.00
FF1 APPARATUS	5,294.23
FENIMORE. LARRY	450.50
FOLEY INCORPORATED	5,055.00
GARDNER TRUE VALUE	144.39
GENTILINI FORD	371.75
GARREFFI, ANTHONY	472.37
GILLIAN SCWARTZ	666.67
GUESTQUEST	1,198.00
GILLIAN, JOSH	48.47
HACH COMPANY	6,828.00
HOME DEPOT	17,484.23
ISLAND TROPHIES	600.00
JERSEY CAPE DIAGONISTIC	1,080.00
JOHNSON & TOWERS	2,507.08
KYOCERA	350.89
KRUEGER INTERNATIONAL	1,533.12
LARKIN, MICHAEL	83.83
LILLISTON HONDA	9,996.00
A LARSEN CONSTRUCTION	21,500.00
LET'S PARTY EVENTS	255.00
LEXIPOL	11,733.69
LEE WAY ELECTRICAL	2,881.20
MASER CONSULTING	292.50
MARSHALL SWIFT	1,542.95
MGL FORMS	307.00
EQUITABLE LIFE INSURANCE	546.36
MARMORA HARDWARD	60.90
MOSCA DESIGN	70,073.74
MAJESTIC OIL	4,716.71
NATIONAL INST OF GOVT PURCH	295.00
NATIONAL TIME SYSTEMS	1,030.00
NJ STATE ASSOC OF CHIEFS PD	1,332.00
NJ DEPT OF HEALTH AND SENIOR SERVICES	5.40
NAPA AUTO PARTS	106.87
NICKOLUS CONSTRUCTION	30,000.00
NATIONAL HIGHWAY PRODUCTS	2,201.76
OCEAN CITY SENTINAL	60.00
PITNEY BOWES INC	1,277.07
POSTNET	78.95
PLANT SERVICE	150.00
POWERDMS	13,547.93

PRIVATE ISLAND EMBROIDERY	1,656.00
POWERTRAIN PLUS TRUCK	1,451.65
PRINT COMMUNICATIONS	33,994.00
RUDCO	2,946.00
RIGGINS	12,170.46
RILEIGHS OUTDOOR DÉCOR	11,751.60
RALPH VE & SON	199.57
RUTTER, GRACE	3,636.00
REVASCENT LLC	562.93
SAFETY KLEEN	726.66
SOUTH JERSEY CHIEFS ASSOC	254.00
SOUTH JERSEY GAS	20,630.73
SEA ISLE CITY TRUST ACCOUNT	21,900.00
SEVEN MILE PUBLISHING	30,450.44
SOUTH STATE INC	277,000.77
SEASHORE ASPHALT CORPORATION	334.95
SHERWIN WILLIAMS	459.31
SIGNARAMA CAPE MAY COUNTY	95.00
SERVICE TIRECENTER	15,803.07
S HUGHES ELECTRIC	402,011.97
THOMSON RUETERS	415.00
TEC ELEVATOR	647.70
DUVA MARY ANN	150.00
UNITED STATES DEPARTMENT OF AGRICULTURE	52,015.00
VAL U AUTO	1,523.89
VERIZON	598.68
W.B. MASON	1,453.55
WELLS FARGO	1,108.18
WIRELESS ELECTRONICS	1,500.00

2,251,013.82

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 MAY 26, 2026.

Shannon D. Romano, Municipal Clerk

**CITY OF SEA ISLE CITY
NEW JERSEY**

RESOLUTION 065 (2026)

**A RESOLUTION TO AMEND THE ADOPTED BUDGET FOR ADDITIONAL ITEMS REVENUE
AND OFFSETTING APPROPRIATION (CHAPTER 159)**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount, and

WHEREAS, the City of Sea Isle will receive funds in the amount of \$12,5000 from The County of Cape May. The funds are to be used towards two aerial drone shows. Project as per the grant approved grant application.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sea Isle City, in the County of Cape May, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2026 in the sum of \$12,500.00 and local match in the amount of \$12,500:

Which is now available as a revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated
with Prior Written Consent of the Director of the
Division of Local Government Services:

State and Federal Revenues Off-set with
Appropriations:

Land of the free Celebration 250

BE IT FURTHER RESOLVED that the like sum of.....\$12,500.00

be and the same is hereby appropriated under the caption of:

General Appropriations:

(a) Operations Excluded from CAPS
State and Federal Programs Off-Set by
Revenues:
Land of the free Celebration 250
Other Expenses

Local Match in the amount of \$12,500 from 2026 Recreation Special Events budget account 6-01-28-370-371-209

BE IT FURTHER RESOLVED, that the City Clerk forward two certified copies of this resolution to the Director of Local Government Services for approval.

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 Sea Isle City, New Jersey, at the regular meeting held on Tuesday, May 26, 2026.

Shannon D. Romano, City Clerk

**CITY OF SEA ISLE CITY
NEW JERSEY**

RESOLUTION NO. 066 (2026)

**A RESOLUTION AUTHORIZING THE CITY OF SEA ISLE CITY TO
EXECUTE A REVOCABLE LICENSE AND WAIVER OF
ENCROACHMENT AGREEMENT FOR THE PORTIONS OF THE
EXISTING BULKHEAD AND FIRST LEVEL DECK AREA THAT
ENCROACHES ONTO THE CITY OWNED PROPERTY LOCATED AT
59TH STREET AND SOUNDS AVENUE, BLOCK 59.05, LOT 1.04**

WHEREAS, 5816 Sounds Avenue Condominium Association (hereinafter “Licensee(s)”) is the fee simple owner of Block 58.05, Lot 1, on the Official Tax Map of the City of Sea Isle City, also designated as 5816 Sounds Avenue, upon which is situated a two-unit residential structure (hereinafter “premises”); and

WHEREAS, said premises currently encroaches on property owned by the City of Sea Isle City (hereinafter “City”) in a manner of the existing portions of the bulkhead and first level deck area as depicted on the Plan of Survey prepared by Mark J. Gibson, Licensed Professional Land Surveyor with Gibson Associates, P.A., Consulting Engineers and Surveyors, dated December 2, 2024, attached hereto and made a part hereof as Exhibit A in the Revocable License and Waiver of Encroachment Agreement; and

WHEREAS, Licensee(s) appeared at the regular meeting of the Zoning Board of Adjustment of Sea Isle City (hereinafter “Board”) on February 3, 2025, requesting variance relief for a proposed addition to the South Unit; and

WHEREAS, the Board granted the requested variance approval subject to several conditions of approval, including as described in Comment No. 8 of the Board Engineer’s Report prepared by Andrew A. Previti of Colliers Engineering & Design, dated October 23, 2024, incorporated into Board Resolution No. 2025-02-03, attached hereto and made a part hereof; and

WHEREAS, Comment No. 8 of the Board Engineer’s Report dated October 23, 2024, incorporated as a condition of approval imposed by the Board requires Licensee(s) to approach the City to enter into an Encroachment Agreement and to indemnify the City regarding the portions of the existing bulkhead and first level deck area that encroaches onto City owned property located at Block 59.05, Lot 1.04; and

WHEREAS, Licensee(s) seeks a revocable license and waiver of encroachment of the existing portions of the bulkhead and first level deck area to satisfy the imposed condition of approval by the Board to build an addition to the South Unit; and

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Sea Isle City, County of Cape May, and State of New Jersey, hereby authorizes the following:

1. The execution of a Revocable License and Waiver of Encroachment Agreement allowing the owner(s) of Block 58.05, Lot 1, to encroach onto the City owned property in the manner of the existing portions of the bulkhead and first level deck area located at Block 59.05, Lot 1.04.
2. The City of Sea Isle City is desirous of allowing the owner(s) of Block 58.05, Lot 1, on the Official Tax Map of the City of Sea Isle City, also designated as 5816 Sounds Avenue of the property to encroach on the City owned property in a manner of the existing portions of the bulkhead and first level deck area located at Block 59.05, Lot 1.04 on the Official Tax Map of the City of Sea Isle City as agreed to by the parties under the terms and conditions as set forth in the Revocable License and Waiver of Encroachment Agreement and the Hold Harmless and Indemnity Agreement attached hereto and made a part hereof.
3. The City acknowledges its intention of allowing for the encroachment of the portions of the existing bulkhead and first level deck area on the City owned property located at Block 59.05, Lot 1.04 on the Official Tax Map of the City of Sea Isle City provided all terms and conditions contained in the Agreement by and between the City and Licensee(s) are met.
4. Therefore, the City hereby authorizes and directs the Business Administrator to execute the Revocable License and Encroachment Agreement along with any and all documents and to take any and all actions necessary to effectuate the purposes of this Resolution.

Mary L. Tighe, Council President

Recorded Vote:

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

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 of said Council held on Tuesday, May 26, 2026.

Shannon Romano, Municipal Clerk

CITY OF SEA ISLE CITY - ZONING BOARD OF ADJUSTMENT

COUNTY OF CAPE MAY
STATE OF NEW JERSEY

RESOLUTION NO. 2025 – 02 - 03

A RESOLUTION OF FINDINGS AND CONCLUSIONS OF THE ZONING BOARD OF
ADJUSTMENT OF THE CITY OF SEA ISLE CITY

WHEREAS, 5816 Sounds Avenue Condominium Association (“the applicant”) are the owners of property known as Block 58.05, Lot 1 in Sea Isle City, New Jersey, also known 5816 Sounds Avenue, Sea Isle City, New Jersey (“the property”); and

WHEREAS, the property supports an existing two-family structure on a conforming lot in the R-2 Zoning District and the applicant is proposing an addition to the South Unit which requires D(4) and C variance relief; and

WHEREAS, the applicant appeared at the regular meeting of the Zoning Board of Adjustment of Sea Isle City on February 3, 2025, to present the application; and

WHEREAS, the applicant submitted a proposed plot plan as part of their application; and

WHEREAS, the board, having considered the evidence presented by the applicant, the plans, the testimony of the applicant and their professionals, the application, and having considered the comments of its engineer and solicitor, has made and hereby memorializes the following findings of fact and/or conclusions of law:

1. The applicant has standing to present this application by virtue of its status as owner of the property.
2. The board has jurisdiction to hear this application.

3. A majority vote of a quorum of qualified board members is required for requested variances and waivers sought pursuant to N.J.S.A. 40:55D-70(c). An affirmative vote of five (5) members is required for any variances sought pursuant to N.J.S.A. 40:55D-70(d).

4. The application is deemed complete for purposes of the land use law.

5. Applicant has given all notices required under law.

6. At the time of the hearing, the Joseph Jordan personally appeared on behalf of the Association and was represented by their attorney Jeffrey Barnes, Esq., their Engineer and Planner Craig Hurless, P.E. P.P., and Architect Blane Steinman, R.A.

7. The applicant has submitted an application for a D4 variance for an increase in permitted floor area ratio. The application also includes a request for Flexible "C" variance relief from various requirements of the R-2 District.

8. The property is located in Block 58.05, Lot 1 and is located at 5816 Sounds Avenue at the corner of Sounds Avenue and 59th Street. The property is located in the R-2 Zoning District. The property has one hundred point four zero (100.40) feet of frontage along Sounds Avenue and eighty-nine point six two (89.62) feet of frontage along the combination of the Right-of-Way of 59th Street and Lots 1.04 and 1.05 which are City owned properties. Lot 1.04 supports an existing 59th Street fishing pier. The property has a lot area of five thousand three hundred twenty nine (5,329) square feet and meets the minimum lot area requirement of five thousand (5,000) square feet of the R-2 Zoning District.

9. The property supports an existing two (2) family structure. The applicant is proposing to construct a twenty (20) square foot second floor addition and a one hundred nine (109) square foot third floor addition at the existing two (2) unit residential condominium. The additions are limited to Unit 1 which is the southernmost unit and is adjacent to 59th Street. The

expansion of the unit would be onto existing decks on the second floor and the third floor and also includes a new window seat on the second floor and a bump out encroachment at a renovated bedroom on the third floor.

10. The property is the subject of a prior application made in 2016 which proposed an increase in the permitted floor area ratio (FAR) from what was noted then as a pre-existing condition of point eight eight (0.88) to a proposed FAR of point nine four two four (0.9424) to permit a total expansion of three hundred twenty nine (329) square feet. In 2016, the Zoning Board denied the prior request for FAR relief as well as relief from minimum rear yard setback requirements. The applicant provided a copy of the prior decision (Resolution No. 2016-09-01) as part of the current application.

11. As a threshold matter, the board finds that the current application is not seeking the same relief that was denied in 2016. The applicant explained that the current application represents an effort to come back to the board with a different proposal to address concerns that led to a denial in 2016. Accordingly, the board finds that *res judicata* is not applicable and proceeded with consideration of the merits of the new application.

12. Mr. Jordan, the owner of the South Unit, explained the reason for the request. He considered the reasons for denial in 2016 and desired to pursue an amended proposal to achieve his goal of a 5th bedroom so that each of his adult children and their spouse would have their own room during visits and have a room for the grandchildren.

13. The applicant marked exhibits A-1 through A-7 which are a series of aerial photos depicting the site as it exists today from various angles.

14. Mr. Steinman indicated that the application proposes a minimal addition which incorporates the applicant's goals while resulting in a low impact. The property is a uniquely

shaped lot and structure. The rooms are oddly shaped rooms and difficult to fit furniture. Mr. Steinman referenced Sheet P1 and SU1 showing existing conditions and proposed changes. He indicated the proposed bump outs will not reduce sight lines for surrounding neighborhood given the location of the existing structure. Mr. Steinman indicated the existing unit has 4 bedrooms and the applicant is proposing 5 in total (resulting in a net increase of 1 bedroom).

15. Mr. Hurless indicated that the property is uniquely shaped with distinct features that present practical difficulty for creating a code compliant addition. The rear backs up to the Ludlum Thoroughfare. D(4) variance is required for the increase to FAR. However, Mr. Hurless indicates the site will be able to accommodate concerns typically associated with increased floor area ratio.

He referenced the 2017 Master Plan Reexamination which resulted in a change to FAR to be more restrictive under the City Code. Mr. Hurless indicated this proposal is consistent with the intent and purposes of the FAR requirements by promoting appropriate building density, mass, enhanced aesthetics, and preserving adequate light, air, and open space, and retaining adequate parking for the site and addition.

The FAR relief is necessitated by 2nd and 3rd floor additions which have very little negative impact. No neighbors or site views will be impacted along Sounds Avenue. The area of the addition will utilize portions of the building already occupied by decks and overhangs. On the 59th Street side, bump outs impact only a dead end street and fishing pier.

Mr. Hurless indicated a unique parking arrangement currently exists. The applicant is proposing 4 legal size parking spaces where 8 are required under the City Code. However, Mr. Hurless indicated that the site can effectively accommodate more spaces due to excess space from building to the street end. Mr. Hurless also commented on the availability of “overflow”

parking associated with the nearby park and that the time for parking associated with the park is unlikely to conflict with overnight parking required for the residence. The applicant acknowledged these practical observations do not eliminate the need for relief and that the board must consider the requirements of the City Code in relation to the site itself.

Mr. Hurless indicated his opinion that the application advances the purposes of zoning by promoting the general welfare, providing adequate light, air, and open space, and promoting appropriate population densities, promoting a desirable visual environment, and promoting a view of lessening costs of development and more efficient use of land. At its core, this application is proposing to rearrange and slightly expand existing space within a dwelling unit for more efficient use of space and land, as opposed to a complete tear down and starting over. For the reasons, set forth above, Mr. Hurless indicated there are no substantial detriments associated with the application.

16. Andrew Previti, P.E. the board engineer, reviewed his October 22, 2024 report with the board and the applicant.

17. Mr. Steinman explained the reason for a discrepancy between FAR in the 2016 application and the present application (showing a decrease) was the lack of access to the adjacent unit in 2016 and subtracting the dimensions of the garage in the current calculation. In other words, the calculation underlying the current application is based on better information and provides a more accurate picture of the FAR on site than the previous.

18. The applicant agreed to address the comments and conditions contained in the Board Engineer's report as a condition of approval.

19. The board opened the application to public comment. No one spoke for or against the application.

20. A motion was made to grant the D(4) FAR and C variance relief with conditions pursuant to the variance chart included herein. The motion to grant the D(4) FAR and C variances **passed** 7-0 as follows:

Roll Call	Yes	No	Absent	Abstain
Pasceri, Chairperson	X			
Louis Feola, Jr. Vice Chair	X			
Cloud	X			
Durling	X			
Elko			X	
McGinn	X			
Tull	X			
Fitzpatrick, Alternate I	X			
Browne, Alternate II			X	

21. With regard to the applicant's requested relief pursuant to N.J.S.A. 40:55D-70(d)(4) for relief from FAR, the applicant proposes to an addition to the South Unit in a two-family development. As pertains to the positive criteria, the a "d(4)" FAR variance is more akin to a "d(3)" conditional use variance than a "d(1)" use variance so that the Board's focus must be on whether the site will accommodate the problems associated with the proposed permitted use but with a larger floor area than permitted by the ordinance. See Randolph Town Center v. Randolph, 324 N.J. Super. 412, 416 (App. Div. 1999) (holding that the standard enunciated in Coventry Square v. Westwood Board of Adjustment, 138 N.J. 285, 298-299 (1994) pertaining to "d(3)" conditional use variances applies to "d(4)" FAR variances).

The board carefully considered the testimony concerning the positive criteria from the applicant and their professionals, including the existing site limitations and the relative intensity of the proposed addition on the site in both appearance and effect. The board finds that with the

inclusion of the applicants proposed reduction in the size of the addition will result in an FAR that, while still requiring a D(4) variance, substantially addresses the concerns of development at this site and advances the purposes of the MLUL by enhancing the visual environment and proposing a site appropriate design and density given the existing site limitations. The board considered the continued suitability of this two-family use and determined that the applicant was able to demonstrate continued suitability for that proposed use based on the limitation on FAR in the proposed design and a design that is modeled from the existing setbacks and building conditions.

The board also carefully weighed the negative criteria and determined that based on the reduced size of the structure and benefits of this addition, the proposed development could be approved without substantial detriment to Zone plan and the intent in the Code. The board accepted that there may be some unavoidable detriments associated with making improvements to a site that is noncompliant in FAR, but that the benefits proposed by this application appropriately account for those limitations and outweigh any of the detriments. The applicants have pared down their proposal to make a modest addition to a unique site that will preserve and improve an existing use, without causing substantial detriments.

22. With regard to the applicant's requested relief pursuant to N.J.S.A. 40:55D-70(c), the board finds the applicant has met their burden that the benefits of permitting the front yard setback and continued parking arrangement in connection with retaining the existing building with improvements, will not be substantially impacting the surrounding neighborhood or create any substantial detriment to the zone plan. The benefits of this application outweigh any of the detriments for substantially the same reasons that the D(4) variance relief is approved.

NOW THEREFORE, on this 3rd day of March 2025, be it resolved by the Zoning Board of Adjustment of Sea Isle City as follows:

1. The applicant's request for variance relief, pursuant to N.J.S.A. 40:55D-70(c) from the requirements set forth in the below table, is hereby **GRANTED**:

VARIANCE CHART:

<u>Parameter</u>	<u>Required or Permitted</u>	<u>Proposed</u>	<u>Variance</u>	<u>Code Section</u>
1. Max. Floor Area Ratio	0.80 (80%)	0.885 (88.5%)	0.085 (8.5%)	26-46.10
Note: D4 Variance Relief Required				
2. Min. Rear Yard Setback	20 ft. ENC	9ft -7Inches	10 ft. 5 inches	26-46.6
3. Min. Front Yard Setback (59 th St.)	15 ft. ENC	10ft. 5 inches	4 ft. 7 inches	26-46.4
4. Min. Side Yard Setback	5 ft. ENC	3ft. 6 inches (Deck)	1ft. 6 inches	26-46.5a
5. Min. Front Yard Setback (59 th)	15 ft.	12ft. 8 inches (New Addition)	2 ft. 4 inches	26-46.4
6. Number of Parking Spaces	8 spaces	4 spaces	4 spaces	26-23.8a
7. Stacked Parking	2 spaces ENC	3 spaces	1 space	26-23.8a

2. The grant of approval is subject to the following conditions:
 - A. The applicant shall address all comments, revisions, and conditions as indicated in the engineering review letter by Board Engineer Andrew A. Previti, P.E. dated October 22, 2024, incorporated herein by reference.
 - B. Any and all outstanding escrow fees shall be paid in full and the escrow account shall be replenished to the level required by ordinance prior to the issuance of a zoning permit, construction permit; temporary and/or final

certificate of occupancy, or, within 30 days written notice that a deficiency exists in the escrow account, whichever is applicable.

- C. The applicant shall ensure that the property remains orderly during the course of construction (i.e. materials are appropriately stored, construction debris timely removed). The Owner and/or Contractor shall meet with the Municipal Engineer at the site for a pre-construction meeting. The applicant shall call for inspection of the stormwater management system and recharge during the construction process and prior to those elements being covered or finished so that the City Engineer may inspect those elements and confirm they will function as represented by the applicant at the time of hearing.
- D. Applicant shall comply with all other applicable Sea Isle City Codes. The Applicant shall obtain and comply with all other applicable government approvals and regulations required by law.
- E. Any agreements or conditions acknowledged by the applicants that are set forth in the application or contained within the record of the hearing are adopted even if not forth herein at length.

This resolution is adopted in full memorialization of the Decision made by the Zoning Board of Adjustment of Sea Isle City at its regular meeting held on February 3, 2025.



PATRICK PASCERI, CHAIRMAN

This is to certify that this is a true copy of a Resolution adopted verbally by the Zoning Board of Adjustment of Sea Isle City at its regular meeting on February 3, 2025 at 7:00 p.m. at the Sea Isle City Municipal Building and memorialized on March 3, 2025.


GENELL FERRILLI, SECRETARY

Prepared by:

CHRISTOPHER GILLIN-SCHWARTZ, ESQUIRE

Gillin
Schwartz ILaw

1252 NJ Route 109 | Cape May | NJ 08204
Tel: 609.884.0153 | cgsesq.com

**CITY OF SEA ISLE CITY
NEW JERSEY**

RESOLUTION NO. 067 (2026)

**AUTHORIZING REFUND OF PAYMENT FOR
RENTAL PERMIT**

WHEREAS, Payment of \$150.00 was made for rental permit number 00112 at 134 47th Street West; and

WHEREAS, said property has been sold before the 2026/2027 rental permit will become valid; and

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Sea Isle City, New Jersey, which the following refund be made to:

<u>Refund to</u>	<u>Amount of Refund</u>
Duva, Mary Ann 147 Violet Dr. Kennett Square, PA 19348	\$150.00

BE IT FURTHER RESOLVED, that a copy of this Resolution be filed with the Chief Financial Officer.

Mary L. Tighe, Council President

Recorded Vote:

Council	Yes	No	Abstain	Absent	Moved	Second
Cicesk						
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, May 26, 2026.

Shannon D. Romano, Municipal Clerk

CITY OF SEA ISLE CITY
NEW JERSEY
RESOLUTION NO. 068 (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>
5690-0	\$251.79	DICANDILO, MICHAEL & SHARON 10 FOX CHASE CIRCLE NEWTOWN SQUARE, PA 19073
4883-0	\$266.88	CASTLE ROCK CAPITAL MANAGEMENT LLC 8305 LANDIS AVE UNIT 4 SEA ISLE CITY, NJ 08243
869-0	\$46.55	GILLIAN SEA ISLE LLC 3455 FITLER STREET PHILADELPHIA, PA 19114
870-0	\$46.55	AZERSKI, KIMBERLY 231 BROOK VALLEY ROAD TOWACO, NJ 07082
3096-0	\$6.28	STUART,DANIEL ETHAN & JENNIFER 425 3 RD AVE BELLMAR, NJ 08031
5175-0	\$550.63	PARR, RUSSELL L& JANE J 1004 BUCKINGHAM WAY YARDLEY, PA 19067
3090-0	\$405.64	STABLEIN, DONALD M &DENISE 2303 MATADOR CIRCLE AUSTIN, TX 78746
3446-0	\$124.00	SCHARFF, CHRISTOPHER & MICHELLE 3866 KRATZ RD COLLEGEVILLE, PA 19426

4827-0	\$318.66	O'DOWD, THOMAS J & NANCY 61 MOORLINCH BLVD MEDFORD, NJ 08055
5108-0	\$16.62	MANNING, MICHAEL & SUSAN L 6141 HARLEY AVE MAYS LANDING, NJ 08330
5893-0	\$185.88	BRASSINGTON, PETER & KIRSTEN 4007 BITTERSWEET CIRCLE COLLEGEVILLE, PA 19426
4248-0	\$503.93	MALLOY, ELIZABETH A 652 MONTGOMERY SCHOOL LN WYNNEWOOD, PA 19096
6180-0	\$924.36	BAYSONGS LLC 237 RIGHTERS MILL ROAD GLADWYNE, PA 19035

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, May 26, 2026.

Shannon D. Romano, Municipal Clerk

CITY OF SEA ISLE CITY
NEW JERSEY

RESOLUTION NO. 069 (2026)

AUTHORIZING THE AWARD OF A PUBLIC BID FOR 2026 & 2027 ICED COFFEE

WHEREAS, two bids were received and opened publicly on May 12, 2026 for the 2026 & 2027 Public Beach Coffee and Iced Coffee Beverages Concession; and

WHEREAS, Beach Brew USA (Vendor), 345 E 6th Ave, North Wildwood, NJ 08260 bid \$21,000.00 for 2026 and \$20,000.00 for 2027 for a grand total of \$41,000.00, which was the highest responsive and responsible bid; and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Sea Isle City that the above recitals are wholly incorporated into this Resolution and granted the full force of law; and

BE IT FURTHER RESOLVED that City officials may sign, amend and/or revoke formal written contracts; and

BE IT FURTHER RESOLVED that the bid is hereby awarded to Vendor for the amount stated above; and

BE IT FURTHER RESOLVED that City employees may issue change orders as necessary that result in minor price increases or decreases to the original anticipated value of purchase orders, or any of their parts, pursuant to N.J.S.A. 5:30-11.4.

Mary Tighe, Council President

Recorded vote:

<u>Council</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	<u>Moved</u>	<u>Second</u>
Ciseck						
Edwardi						
Jargowsky						
Kehner						
Tighe						

I HEREBY CERTIFY THAT the foregoing Resolution was duly adopted by the City Council of the City of Sea Isle City at the meeting held on May 26, 2026.

Shannon D. Romano, Municipal Clerk

**CITY OF SEA ISLE CITY
NEW JERSEY**

RESOLUTION NO. 070 (2026)

**AUTHORIZING APPROVAL OF A BINGO APPLICATION
{Italian American Club of Sea Isle City}**

WHEREAS, the Italian American Club of Sea Isle City, made application on May 12, 2026 for a Bingo License under Application No. BA-128; and

WHEREAS, it is the desire of the City Council of the City of Sea Isle City to issue a Certificate of Approval by approving a Certificate of Findings and Determination to be signed by the proper officer of said Council under Application No. BA-128 made by said Italian American Club of Sea Isle City for holding of said BINGO at 309 JFK Blvd., Sea Isle City, and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Sea Isle City, in the County of Cape May, State of New Jersey, that the Municipal Clerk be and she is hereby authorized, empowered and directed to cause the proper BINGO License to be issued to Italian American Club of Sea Isle City in accordance with the application made therefore.

Mary Tighe, Council President

Recorded Vote:

Council	Yes	No	Abstain	Absent	Moved	Second
Ciscek						
Edwardi						
Jargowsky						
Tighe						
Gibson						

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, May 26, 2026.

Shannon D. Romano, Municipal Clerk

**CITY OF SEA ISLE CITY
NEW JERSEY
RESOLUTION NO. 071 (2026)
AUTHORIZING THE ISSUANCE OF ABC LICENSES**

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, 2025 and ending June 30, 2026.

PLENARY RETAIL CONSUMPTION LICENSES

- 0509-33-007-009 Landis-Thirty Nine Inc., T/A Ocean Drive
Restaurant & Lounge
3901, 3907, 3909 & 3915 Landis Avenue , 25 40TH ST, 27 40TH ST.
- 0509-33-006-004 Pogo Inc., T/A Shenanigans & Dead Dog Saloon
3815 Landis Avenue
- 0509-33-001-004 Braca Enterprises Inc., T/A Braca Cafe
16-18 John F. Kennedy Boulevard
- 0509-33-002-006 86 Overbrook Park, LLC
201 87th Street
- 0509-33-008-009 GMH Restaurant Entreprises III LLC, T/A the Point
10 43rd Street
- 0509-33-004-007 Freda Sea Isle Inn Inc. T/A Kix’s Lounge & Package Goods, Lifestyles Dance Club
6400 Landis Avenue

CLUB LICENSES

- 0509-31-012-001 Sea Isle City Post 1963 Inc.
301 John F. Kennedy Boulevard
- 0509-31-013-002 Yacht Club of Sea Isle City
4487 Venicean Road
- 0509-31-014-003 The Commodore Club
3700 Boardwalk Store #14

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, May 26, 2026.

Shannon D. Romano, Municipal Clerk

CITY OF SEA ISLE CITY
NEW JERSEY

RESOLUTION NO. 072 (2026)

**AUTHORIZING A CONTRACT FOR VENDING MACHINES IN THE COMMUNITY
CENTER**

WHEREAS, the Community Center includes a dedicated space for snack and drink vending machines, which provide convenient access to refreshments for patrons and visitors of the facility; and

WHEREAS, Big Time Vending, 633 Shunpike Road, Cape May Court House, NJ 08403 offered the most advantageous proposal based on price and other factors in the form of a 20% revenue share on all sales; and

WHEREAS, Big Time Vending has a large presence in Cape May County, including servicing vending machines for the City of Ocean City, Middle Township High School, and Lower Cape May Regional School District, among others; and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Sea Isle City that the above recitals are wholly incorporated into this Resolution and granted the full force of law; and

BE IT FURTHER RESOLVED that City officials may sign, amend and/or revoke formal written contracts; and

BE IT FURTHER RESOLVED that City employees may issue change orders as necessary that result in minor price increases or decreases to the original anticipated value of purchase orders, or any of their parts, pursuant to N.J.S.A. 5:30-11.4.

Mary Tighe, Council President

Recorded vote:

<u>Council</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	<u>Moved</u>	<u>Second</u>
Ciseck						
Edwardi						
Jargowsky						
Kehner						
Tighe						

I HEREBY CERTIFY THAT the foregoing Resolution was duly adopted by the City Council of the City of Sea Isle City at the meeting held on May 26, 2026.

Shannon D. Romano, Municipal Clerk

CITY OF SEA ISLE CITY
NEW JERSEY

RESOLUTION NO. 073 (2026)

**DESIGNATING A 2020 HONDA PIONEER AS SURPLUS PROPERTY TO BE
AUCTIONED ONLINE**

WHEREAS, the Beach Patrol asked for their 2020 Honda Pioneer with VIN 1HFVE04A6L4400383, which is no longer needed for public use, to be disposed of through an online auction on the GovDeals platform pursuant to N.J.S.A. 40A:11-36 and N.J.A.C. 5:34-5.8; and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Sea Isle City that the above recital is wholly incorporated into this Resolution and granted the full force of law; and

BE IT FURTHER RESOLVED that City employees may use the GovDeals platform to create online auctions for the surplus property stated above; and

BE IT FURTHER RESOLVED that the City reserves the right to reject any and all offers if a City official determines such rejection to be in the public interest; and

BE IT FURTHER RESOLVED that anything not sold at auction may be scrapped or otherwise permanently disposed of in compliance with all Federal, State, and Local laws, ordinances, and regulations.

Mary Tighe, Council President

Recorded vote:

<u>Council</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	<u>Moved</u>	<u>Second</u>
Ciseck						
Edwardi						
Jargowsky						
Kehner						
Tighe						

I HEREBY CERTIFY THAT the foregoing Resolution was duly adopted by the City Council of the City of Sea Isle City at the meeting held on May 26, 2026.

Shannon D. Romano, Municipal Clerk

**CITY OF SEA ISLE CITY
NEW JERSEY**

RESOLUTION NO. 074 (2026)

AMENDING THE 2026 GENERAL CAPITAL BUDGET

WHEREAS The City of Sea Isle City approved the Capital Budget on April 14th; and

WHEREAS, it has been determined that said 2026 Capital Budget must be amended to reappropriate funds for the various improvements and equipment, and

NOW, THEREFORE, BE IT RESOLVED that the following amendment to the Capital Budget of the City of Sea Isle City is hereby authorized; and

PROJECT TITLE	ESTIMATED TOTAL COST
Equipment and Vehicles	\$1,180,000
Beach, Bay, Promenade	\$1,500,000
Facilities and Buildings	\$510,000
Marina Construction	\$350,000
Operations & Office Equipment	\$445,000
Roads and Drainage	\$2,800,000

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Municipal Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Director of the Division of Local Government Services.

Mary Tighe, Council President

Recorded Vote:

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

I HEREBY CERTIFIED 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 May 26, 2026.

Shannon D. Romano, Municipal Clerk

**CITY OF SEA ISLE CITY
NEW JERSEY**

RESOLUTION NO. 075 (2026)

**AUTHORIZING RELEASE OF A PERFORMANCE GUARANTEE
Project at 3800 Sounds Avenue, Sea Isle City, NJ
Block 38.07, Lot(s) 9, 10 & 10.01
3800 Sounds Avenue, LLC.**

WHEREAS, a Performance Guarantee was posted in the form of an *Irrevocable Letter of Credit No. 0220-1* by Sharon Bank, in the original amount of \$35,317.⁰⁰, and

WHEREAS, the Engineer or appropriate authorities have performed final inspections of the referenced property and notified the Board Secretary and City Clerk the remaining performance guarantee may be released; and

WHEREAS, upon approval granted by the governing body, the City Clerk is instructed to notify the appropriate entity to release said remaining Performance Guarantee, in the amount of \$8,799.³⁰.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Sea Isle City, County of Cape May, State of New Jersey, it hereby authorizes release of the remaining Performance Guarantee as so approved.

Mary L. Tighe, Council President

Recorded Vote:

Council	Yes	No	Abstain	Absent	Moved	Second
Ciseck						
Edwardi						
Jargowsky						
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, May 26, 2026.

Shannon D. Romano, Municipal Clerk