



NEIGHBORHOOD

NOTES - Fall 2008

The 16-34 Community Association

P.O. Box 283

Ocean City, NJ 08226

www.16-34oc.org

16-34 Officers

President	Jim Tweed
1 st Vice President	Drew Fasy
2 nd Vice President	Curt Gronert
Treasurer	Stan Duzy
Recording Secretary	Teresa Coggshall
Corresponding Secretary & Membership Coordinator	Regina Ralston



PRESIDENT'S CORNER

Your community association has been newly invigorated thanks to some of our newer members who have stepped up with ideas and energy. Special thanks to Board members Julie Baumgardner, Teresa Coggshall and Drew Fasy for their willingness to write letters to the newspapers and/or speak at some critical Planning Board and/or Council meetings. Thanks to Betty Ralston for the many hours taking pictures and organizing evidence to help us demonstrate the deleterious effects over-development has on neighborhoods. The struggle against indifference to neighborhood impact continues (see Planning & Zoning article on page 3).

Our Education Committee Chairperson, Curt Gronert, has taken on the task of keeping all of us up to date by initiating a speakers list for our monthly meetings. Our new Police Chief, Chad Callahan gave an informative presentation at our September meeting and City Administrator, Jim Rutala, spoke at our October meeting about code enforcement issues.

Our Environmental Committee has resurrected the old 16-34 "Adopt-A-Beach" program which has been adopted by the City and is being applied island-wide (see "Clean Up" article on page 4). We encourage our members to get

involved in this along with other clean up initiatives. Also,

Chairperson Teresa Coggshall held a meeting between our Committee and Mike Rossbach, Director of Public Works, to identify other specific issues where citizens can get involved to improve our island. If you are interested in doing something too, become an active member of this committee.

Our Bicycle Advocacy Committee is striving to promote bicycle use and safety island-wide. Where there is consensus we seek action from the City. Where there is controversy our goal is to consider all the facts and elevate the debate above suspicion and fear.

We would not be able to function as an organization and you wouldn't find out about any of this if it weren't for our Treasurer Stan Duzy, and Regina Ralston, our Corresponding Secretary, who also keeps track of membership and makes sure this Newsletter is published.

Of course nothing would happen without your support. If you haven't been able to attend a meeting, I hope you take a chance and come. If you haven't paid your dues yet, I hope you will support our efforts by doing so. Also continue to send us your comments. We keep track of them and submit the results to Council and the Administration. You are not alone in your concerns. Do it because you love Ocean City.

Jim Tweed
President, 16-34 Community Association

NAME CHANGE

During the past few years many new members have joined our organization from outside the 16-34 geographical area. We have always been involved in issues that transcend location. At the Annual Meeting we discussed and reached a general consensus that our name should more accurately identify our mission and our membership. Some suggestions have been submitted and we would like to hear more from you. Please send your thoughts via our website – www.16-34oc.org – or in the "comments" section on your membership dues form on page 4.



EDUCATION COMMITTEE

Curt Gronert

ALWAYS IN NEED OF MORE "EDUCATION"

This Spring the 16-34 Board decided to become more directly involved in the selection of the recipient of the Association's Scholarship Award by authorizing the Education Committee to establish criteria, solicit and evaluate applications seeking OCHS Seniors who have demonstrated involvement in civic activities and organizations, and dedication to the community through service and leadership. We were proud to select Joshua Marciano as the recipient of a \$1000 scholarship award. While at OCHS, Joshua was a member of the National Honor Society, Interact Club, Boy's Soccer and Tack Teams; and also participated in the Red Cross Blood Drive, writing letters to soldiers overseas through the "Hugs from Home" program, and volunteered at youth soccer clinics. He is now attending Clemson University where he plans on majoring in Political Science. We were excited to receive so many worthy young applicants contributing to our community that we're considering offering a second \$1000 award next year.

With our increased community involvement it has become clear that we, as an organization, are in need of more "education" regarding the inner workings of our municipal government and emergency response organizations. Too often we're finding that issues of concern do not reach the attention of the proper authority. So we've now decided to invite senior officials from all aspects of the community to attend our monthly meetings and "educate" us in how to assist them in getting things accomplished, such as better enforcement of existing codes and ordinances. Police Chief Chad Callahan spoke to us recently. Jim Rutala, City Business Manager, spoke at our October Meeting about a new Management Information System to track the City's responses to citizen reports, complaints, or suspected violations. In the future we plan to have the Fire Chief Foglio and other municipal, county and state officials speak and "educate" us.

We have found that there are even other aspects in being well-rounded participants in a community organization such as our. Come to our meetings for some continuing "education" – you are never too old to learn.

For more information on your Association's activities go to our website:

www.16-34oc.org



BICYCLE ADVOCACY COMMITTEE

Andrew Fasy

There is so much happening on the biking front in Ocean City! The goal is to create a safe, bikeable (and pedestrian friendly) community. For improved health and environment, reduced traffic congestion and parking problems, costs benefits, and lifestyle, biking is now being accepted globally as a primary form of transportation and a great source of recreation. Ocean City is following major cities worldwide such as Paris, London, New York, Chicago and San Francisco, in developing its biking infrastructure. Soon Ocean City may be the premium biking resort community in New Jersey.

16-34 continues to advocate these developments with City Council and the Mayor's office. Some of the developments and projects include:

- The creation of the Haven Avenue Bike Route (Phase I) from 9th to 34th Street (OC1).
- The introduction of the "Sharrow" -share the road insignia – the first community in NJ!
- The Community Arts Project (CAP) bicycle themed sculpture at 9th & Haven.
- The conceptual design and planning of Phase II of the Haven Ave. Bike Route from 9th to Battersea Road (this will be implemented following the 9th Street Gateway project for safety reasons) and 50th to 56th Street.
- Creation of Crook Horn Creek Nature Trail with improved bike and pedestrian access.
- Purchase of 30 (x6) standard helix bike racks for placement in downtown, city parks and playgrounds. This is the first phase of this initiative with additional racks available for purchase by the public and private entities for placement on city property, i.e., beach street-ends, and commercial properties via the Adopt-A-Park Program.
- New CAP project "Community Quilt". This is a community-building project with the benefit of traffic calming at key intersections throughout the island. More to come.....
- A "Bike Friendly Community" designation by the League of America Bicyclists.
- Development of an Ocean City Bicycle Master Plan
- Safety and Education initiatives in conjunction with the OCPD Traffic Safety Unity and Community Policing Unit, South Jersey Traffic Safety Alliance, the OC school system and the OC Tourism Board.
- Continued development of an informational website: www.bikeocnj.org.

All these efforts – with more to come – have the singular goal of creating a truly bike friendly Ocean City – a community where biking is the primary means for transportation and where biking is safe, healthy and enjoyable for all!

PLANNING & ZONING

Jim Tweed

Much has transpired since last spring on the issue of residential zoning reform. After working for over a year and a half to draft a proposed ordinance, the Planning Board presented it for Council approval. In spite of the fact that we had some concerns about the ordinance (see Spring 2008 Newsletter), we supported its passage because we agreed it was a step in the direction of protecting existing neighborhoods over community-changing development.

At first reading a majority of the outgoing Council (newly elected Ward Councilpersons did not take their seats until July) approved three changes to the proposed Ordinance which we believe were contrary to the stated "intent and purpose" of the ordinance.* Those changes included the following:

1. Removal of porches and decks from the Floor Area Ratio (FAR) calculation. This could result in some multiple stacked porches which significantly add to the mass of buildings. The Planning Board's proposal had excluded first floor porches as an incentive to create more traditional porches. But it did include 50% and 25% for 2nd and 3rd floors to prevent massing of multiple stacked porches. Council's action undid this protection.
2. Removal of the Planning Board's prohibition on rooftop decks in single family zones. This ignores the safety, privacy and aesthetic concerns we have raised for years. The bizarre result of this change is that there are now more controls on rooftop decks in Business zones than in residential zones.
3. Doubling the allowed size of secondary building elements and dormers. This change was introduced by Council President, Keith Hartzell. He supported his argument with pictures of attractive buildings which he claimed would be allowed. However, no examples were shown of what could be built if constructed to the maximum limits. The following questions arise: if this was such a good idea, why was it not brought forward during the year and a half the Planning Board was drafting the

ordinance? Did someone decide that this was something that should not be scrutinized openly? If so, who made that decision and why?

The Planning Board subsequently voted unanimously that the changes Council made were inconsistent with the Master Plan. In a letter to Council, Dr. Fred Weber, Planning Board Chairman, warned that this change in addition to half stories "...could allow 90% of the roof of a home to be occupied by half story and the secondary element..." in some zones.

Due to the above concerns, we requested Mayor Perillo veto the ordinance with the hope that the newly elected Council would seriously consider the consequences of the above changes and reinstate the original ordinance. However, a majority of the newly elected Council decided to override the veto. In spite of urging from several of our board members attending the Council meeting, only Councilpersons Wagner and Sheppard supported our request.

However, some Councilpersons have expressed a willingness to re-examine the above issues. We will continue to work to achieve the goal expressed in the Statement of Purpose and Intent of the Residential Zoning Ordinance.*

**To maintain the characteristics of existing neighborhoods in Ocean City by establishing zoning standards that encourage compatible buildings rather than community-changing development. Specific objectives of this Statement of Purpose and Intent include: eliminating confusing and conflicting provisions and reducing building mass and bulk while maintaining the City's economic vitality. In Addition, architectural design innovation should be promoted to the extent that it provides diversity and contributes to the overall well-being of the citizenry consistent with the above objectives."*



On Saturday, November 1st, the 16-34 Community Association in cooperation with other environmental groups within the city, plan to hold a clean-up of the open areas between 56th Street and Corson's Inlet State Park and the areas from Corson's Inlet to the Strathmere bridge. The scheduled time is from 9:00a.m. to 12:p.m. If you are interested in helping with this important and much needed environmental project, please meet at the Corson's Inlet parking lot at 9:00a.m. We will have sign-in sheets, supplies and plenty of refreshments. Be sure to wear appropriate clothing and footwear and if possible wear waterproof boots. Work gloves will be needed, please bring them if you have them. This event promises to be an opportunity to share with family and friends your care and concern for the beautification of our natural areas. Help the 16-34 Environmental Committee enhance our beautiful city by cleaning up litter and debris from our highways and our parks. Hope to see you there! If you have any questions or would like additional information, please call or e-mail Teresa Coggshall at 267-210-0114 or tcoggshall@comcast.net.

**16-34 Community Association
P.O. Box 283
Ocean City, NJ 08226**

**ONE YEAR (\$10) _____
TWO YEARS (\$20) _____**

We are accepting payment for 2009 dues. If you have paid for 2009, there is a notation on your newsletter next to your mailing label (2009 Paid). Please complete and return as soon as possible!

NAME:

ADDRESS/ZIP:

PHONE:

OC ADDRESS:

PHONE:

EMAIL:

COMMENTS:

**Please Make Checks payable to
"16-34" Community Association"
P.O. Box 283, Ocean City, NJ 08226**