



NEIGHBORHOOD

NOTES - Spring 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	MaryLou McDowell
2 nd Vice President	Vacant
Treasurer	Stan Duzy
Recording Secretary	Teresa Cogshall
Corresponding Secretary & Membership Coordinator	Regina Ralston

16-34 COMMUNITY ASSOCIATION ANNUAL MEMBERSHIP MEETING

Saturday, June 7, 2008

10:00 AM to 12Noon

Stainton Room

St. Peter's Methodist Church

8th & Central

Second Floor

All members are invited to attend

Guest speakers include Mayor
Perillo and newly elected
Councilpersons.

Continental Breakfast

Come and bring a friend!

PRESIDENT'S CORNER

Thanks to the energy of some of our more recently active members, 16-34 has started some exciting initiatives as well as renew some of our older commitments. We have maintained a constant presence at Planning Board hearings and monitored changes as the proposed Residential Zoning Ordinance makes its way towards a Council vote (see article on page 3). Julie Baumgardner took the lead to launch our new website at www.16-34oc.org. It enables our membership and the entire community to keep in touch with the latest activities your organization supports. Drew Fasy stepped up to chair our new bicycle advocacy committee to promote biking safety, infrastructure and activities. Curt Gronert revitalized our Education Committee by restructuring the Scholarships to give more emphasis to Community Service and include a review of High School applicants by 16-34 Board Members. Regina Ralston and Teresa Cogshall are keeping us involved with the City beautification initiatives. When we found ourselves without a Treasurer, Stan Duzy volunteered to take on the responsibility.

Our tried and true members of long standing continue to provide us with guidance and support. Betty Ralston continues to support our commitment to help save Ocean City's historic Life-Saving Station by supporting the Save Our Station Coalition's efforts to find a private investor to purchase the property at no cost to taxpayers. Although Paul was no longer able to continue as 2nd Vice President, he continues as a Board member and valuable advisor.

We continue to partner with other Civic Organizations to co-sponsor events important to your interests. This includes the clean-up project at Crook Horn Creek, the Taxpayer Rally, and the Ward Council Candidate debates.

I also want to thank all of you for your continued support. Continue to send us your comments along with your dues. You are not alone in your concerns and we do gather them together and submit them to Council and the Administration. One voice can be easily ignored, but many voices can start a change.

Jim Tweed
President, 16-34 Community Association

EDUCATION COMMITTEE

Curt Gronert

Once again the Board of Directors decided to sponsor a scholarship for a graduating Ocean City High School senior, and established the Education Committee. The committee decided to sponsor a \$1000 scholarship/award for a graduate of OCHS who lives within Ocean City, and most importantly, has demonstrated involvement in civic activities and organizations in addition to dedication to the community through service and leadership.

Unlike previous years where the recipient was determined by the High School Guidance Office, the committee members will review the applications and make the selection. We are excited for this opportunity.

Students have been asked to submit typed essays including: a short biography citing honors, awards, sports, hobbies, school/community activities and organizations, summer employment; their planned educational pursuits, estimated tuition and other associated expenses and MOST IMPORTANTLY – their personal ideas for our organization attaining its goal toward the improvement of the general welfare, health, comfort, safety and environment of Ocean City.

ENVIRONMENTAL UPDATE

Julie Baumgardner

Ocean City, a clean & green community.....
Ocean City reestablished their commitment to the environment in 2007 when Mayor Perillo became the first Mayor in Cape May County to sign the United States Mayor's Climate Protection Agreement. This was done with the cooperation of City Council and the Administration and has as its goal the reduction of greenhouse gas emissions while controlling cost to the taxpayer.

In 2007, the Mayor also named individuals to an Environmental Commission. This commission has statutory powers within the city. In addition, an action plan has been put into place that emphasizes alternate energy while reducing taxpayer costs. This commission will help apply for grant funding and coordinated projects on behalf of the City.

Check the City's website, www.ocnj.us, for current environmental projects and opportunities.

BICYCLE ADVOCACY COMMITTEE

Andrew Fasy

Great strides were made this past year with respect to improving the bikeability of Ocean City! We still have a long way to go, but the current national movement of promoting bicycling has begun to take hold in town. The health and environmental rewards are obvious. In Ocean City the additional benefits include reduced traffic congestion and parking issues (real problems during the summer) and improved quality of life,

To help encourage city officials, 16-34 issued a statement in support of bike initiatives which was presented to the Mayor and Council (see Resolution on our website).

The most exciting development to date is the creation of Haven Avenue Bike Route. By early this summer, Haven Avenue will become a dedicated bike route between 9th & 34th Streets (Phase I). Reduced speed limits, additional signage and other traffic calming methods will encourage biking. Future phases will include the full length of Haven Avenue and well as East/West connectors to the downtown, Boardwalk, etc.

Other advances in biking initiatives include:

- City Council unanimously approved a Resolution to make OC a Bike Friendly Community.
- Approval of a 12ft. multi-use (bike/pedestrian) path from the new Rt. 52 Causeway Bridge to Asbury Ave.
- Creation of Crook Horn Creek Nature Trail with improved bike/pedestrian access.
- Mayor's proclamation naming May as Bike Month and the week of May 12-16 as Bike Week asking residents to "ride to work & ride your child to school when possible.
- Creation of the first annual Bike Rodeo; child safety course (May 10th).
- Inclusion and encouragement of bike use and safety programs in the Earth Day celebration
- Creation of an informational website: www.bikeocnj.org.

Hopefully the work that is being done to improve biking in town will be noticeable and enjoyed by residents and visitors. There is only one way to tell – get out and RIDE!

PLANNING & ZONING

It has been over a year and a half since the Administration put forward to the Planning Board a proposed residential zoning ordinance. It was not a completed version but intended as a beginning model upon which to build. Since then, revised versions have been going back and forth between the Planning Board and its subcommittee. Now an Ordinance is close to being introduced to Council even though it is understood by all as still incomplete. It does correct some deficiencies in the current ordinance but we still have concerns.

To its credit, the "Purpose & Intent" of the ordinance clearly states: "To maintain the characteristics of existing neighborhoods in Ocean City by establishing zoning standards that encourage compatible buildings rather community-changing development. Specific objectives...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."

As you may remember, several years ago 16-34, under the recommendation of our consultant, Marc Shuster, PP, AICP, recommended the use of the Arithmetic Mean as a tool for controlling building mass and at the same time allow redevelopment consistent with the neighborhood. The Planning Board decided to reject this method and chose to use Floor Area Ratio (FAR*) instead. Since we care more about results than methods, we were willing to listen. We were also hopeful because our consultant was offered a seat at the table by the Mayor along with other local architects. However, due to scheduling conflicts, this did not happen.

Here are some of our concerns:

1. Use of FAR to control bulk is currently limited to Single Family Zones only and not applied to Duplex Zones.
2. FAR numbers as currently applied may be too high to significantly control building mass.
3. DESIGN INCENTIVES go too far in expanding bulk.
4. TOTAL HABITABLE STORIES range from 2.3 to 2.8.
5. Larger side yard setbacks for CORNER LOTS may not be enough to provide adequate open space.

6. HEIGHT is 35 feet in Oceanfront duplex zones and 33 feet in other residential zones. We propose to adopt the Gardens Model for height restrictions to make allowed height proportional to lot size with some maximum limits.
7. CRAWL SPACES: Proposed ordinance increases from 4 feet to 5 feet and is not included in eave height. Restore 4 foot maximum.
8. AVERAGE FRONT ALIGNMENT as currently defined limits average to only 2 adjoining occupied lots (3 for corner lots). This could have the effect of increasing rather than decreasing building mass.
9. ROOF-TOP DECK prohibition is limited to Single Family Zones only.
10. There is currently NO MINIMUM LOT SIZES for DUPLEXES.
11. SINGLE FAMILY ZONES: We have long recommended expansion of single family zones where they adjoin Duplex zones and where it can be justified by the existence of single family homes already existing on the adjacent Duplex blocks. The Ordinance has no such changes as written.

*FLOOR AREA RATIO: The sum of the gross horizontal areas of all floors in a principal structure divided by the total area of the lot. The numerator of the FAR shall be established by measuring from the exterior faces of the exterior walls and shall include all floor area having structural headroom seven (7) feet and greater. Detached Garages and unenclosed spaces such as Porches, Decks and Patios are not included in the calculation of FAR.

Have you paid your dues? If not, please complete the form below as soon as possible!

NAME: _____

ADDRESS/ZIP: _____

PHONE: _____

OC ADDRESS: _____
PHONE: _____

EMAIL: _____

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

**Make checks payable to:
 16-34 Community Association
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ADOPT-A-BEACH

Julie Baumgardner

Adopt-a-Beach is an established program looking for volunteers. 16-34 has officially adopted the 24th Street beach.

We ask that you participate in at least one spring and one fall (October 28) beach sweep. "Walk" on the adopted beach whenever possible, picking up litter along the way. Check the dunes and dune fencing for damage and safety concerns and report conditions immediately to Public Works at 609-525-9261. Report large debris and medical waste also to Public Works. Be an advocate for the beach and dunes.

The City of Ocean City would like to make you aware that it is unlawful to walk in the dunes and there is a penalty. If convicted, a violator could be subject to a \$500 fine and/or 90 days of imprisonment.

MEMBERS COMMENTS

We want to thank all those members who sent in comments along with your dues. They don't just stay with us. We communicate your concerns to the Mayor and City Council. One surprise was that your top two concerns switched places after remaining the same for years. Over-development always came in as #1. This year it was surpassed by taxes & spending. Here is the breakdown of the 119 comments you sent:

- 1. Taxes and Spending 31
- 2. Zoning and overdevelopment 23
- 3. Environment (trash, dog droppings, realtor signs, bathrooms, wildlife preserve, tree planting) 14
- 4. Flood control & drainage 12
- 5. Parking & traffic 5
- 6. Bike Route (for & against) 5
- 7. Revaluation 4
- 8. Paving roads & alleys 4
- 9. Boardwalk (use of ipe wood) 3
- 10. Lost businesses & restaurants 3
- 11. BYOB (for & against) 2
- 12. WIFI access 2

Single comments about Life Saving Station, lagoon dredging, library expansion, public safety, declining population, declining property value, affordable housing, declining civility and some just said thanks!

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