



NEIGHBORHOOD

NOTES - Fall/Winter 2009

Ocean City
Community Association
P.O. Box 283
Ocean City, NJ 08226
www.occanj.org

OCCA Officers

President	Jim Tweed
1 st Vice President	Curt Gronert
2 nd Vice President	Drew Fasy
Treasurer	John Van Stone
Recording Secretary	Teresa Cogshall
Corresponding Secretary	
& Membership Coordinator	Regina Ralston



PRESIDENT'S CORNER

Happy Birthday!

Your Community Association has celebrated its 60th year. To commemorate the occasion Ocean City Council passed a resolution sponsored by Council President Susan Sheppard honoring our history of civic advocacy for the improvement and protection of the interests of property owners and residents of Ocean City.

It is a history you can be proud to be part of. Begun in 1949 when a group of property owners organized over concern about the construction of the Sindia Apartments, it was called the 16-28 Community Association. It continued to work for preservation of neighborhoods over community changing development by attendance at Planning Board meetings, being the moving party or supporting litigation for cases involving overdevelopment, and advocating for Master Plan and Zoning Ordinance reform.

During the next 60 years your organization advocated for many improvements from planting dune grass, stopping "sign pollution," tree planting, benches at bus stops, trash containers for beaches, handicapped surf chairs and parking spaces at street ends, lagoon dredging,

wooden beach walkways, better code enforcement, preserving historic buildings, traffic and bicycle safety, environmental cleanups and more. We have provided leadership and members who volunteer on various boards such as Utility Commission, Aviation Committee, Historical Preservation Commission, Coastal Conservation Commission (now the Environmental Commission); and citizens committees such as the Save Our Station Coalition, the Haven Avenue Committee and Friends of St. James. We have sponsored or co-sponsored public meetings for such things as candidate debates, property revaluations, drainage problems, golf tournaments to benefit the rescue squad, opposition to utility rate hikes and more.

In 1971 the name was changed to 16-34 Community Association. This past year we changed our name again to the Ocean City Community Association to more accurately reflect our over 1000 household membership, and our mission, both of which are island-wide.

If you have a passion for making a difference we can help you by you helping us. Attend a public Board Meeting held on the first Thursday of each month at the Bayside Center at 5th & Bay Ave. from 1:00 p.m. to 3:00 p.m. Add our voice to yours and start a change.

I thank all of you for your support because nothing could happen without it. In response to increasing costs (i.e. postage) we have responded by increasing efficiencies (i.e. email & website). Please send in your \$10 dollar annual dues along with your updated email address and comments so we know your concerns.

Jim Tweed, President

Look for information for a Membership Luncheon in the spring! Check our website for current notices:
www.occanj.org



EDUCATION COMMITTEE

Curt Gronert

It is rare to find a group of individuals so dedicated as the OCCA Board of Directors to being as informed as possible on community issues before taking a corporate position. Hence, we consistently invite knowledgeable speakers to make presentations to our group. Since our last newsletter we've heard from Mayor Perillo, officials from Shore Memorial Hospital, Director of the Humane Society of Ocean City, The City Solicitor, City Planner, and City Engineer. At our annual membership meeting Mayor Perillo "educated" us on the many capital improvement projects taking place throughout Ocean City, including the construction of the new Route 52/Ninth St. Causeway and Bridges, expansion of the Library and Community Center, renovations to the Bayside Center, improvements to Moorlyn Terrace and other local projects.

Shore Memorial's Bill Elliot, Janet Galante, Barbara Deanne, and Leslie Ross addressed us on the expansion and modernization of the Somers Point hospital facilities and the details for the Shore Tomorrow Campaign. This is a fund-raising initiative within Ocean City to raise \$2 million over the next five years toward these building costs. The key symbol of this partnership will be the new pedestrian bridge on the Hospital's campus representing the covenant between our cross-bay communities to provide residents and visitors with the best health care possible.

Bill Hollingsworth, Director of the Humane Society of Ocean City, gave an informative presentation about the animal shelter and the great work that is done there for stray and unwanted animals. The shelter's budget is \$300,000 a year and they receive \$29,000 yearly from the city. The site's veterinarian staff performs approximately 900 surgeries a year, while providing necessary shots for pets whose owners cannot afford them. This is a no kill facility that has a 100% adoption rate for dogs. The volunteer staff is involved with visiting programs at Wesley Manor and lending dogs to be listeners to children who read to the dogs in order to help with reading problems.

City Solicitor Keith Szendry introduced himself, the aspects of the newly created full-time position, and the legal position on the "Pay to

Play" political issue. City Planner Elizabeth Terenik gave us a status report on the enforcement of local code issues which our organization has been encouraging. City Engineer Arthur Chew spoke to us about the various projects his office is undertaking.

Should you as an OCCA member want any more information about the subjects discussed above, or have other topics or ideas that you believe our organization should become further familiarized with, please use the "contact us" page of our website to reach us.



ENVIRONMENTAL COMMITTEE

Teresa Coggshall

The Ocean City Community Association's Environmental Committee is involved in many environmental initiatives. We participate in city wide clean-ups that keep our shores and natural areas free from debris and careless litter. We encourage and support neighborhood beautification projects that enhance our city blocks with trees, flowers and neighbor friendly benches and gardens. We support the education that promotes a real sense of environmental stewardship in regards to recycling, waste management, protection and maintenance of our natural areas, bike advocacy as an alternative to driving cars and many others.

The enforcement of laws that protect our streets from careless disposal of building material, trash and other illegal and dangerous waste has become a major priority for our organization.

Please consider joining our committee and bring your own ideas and thoughts on how we can help improve our city's environmental footprint. The efforts of every member of our organization are needed right now to provide a safe, healthy and sustainable environment in Ocean City. Please contact Teresa Coggshall at tcoggshall@comcast.net for more information.

PLANNING & ZONING

Jim Tweed

One of the final acts by City Council last year prior to the newly elected Ward Councilpersons taking their seats was to remove porches and decks from the Floor Area Ratio (FAR) calculation which had been intended to prevent the “massing effect” of multiple stacked porches. The effect was to continue to permit the massing effect from multiple stacked porches contrary to intent of the ordinance which was to “reduce building mass and protect neighborhoods over community changing redevelopment.” Following a unanimous vote (one abstention) by the Planning Board that the changes made by Council were inconsistent with the Master Plan, the ordinance was vetoed by Mayor Perillo but the veto was overridden when the newly elected Ward Councilpersons took their seats. Only Councilpersons Sheppard and Wagner supported the Planning Board’s finding.

Since our last Newsletter the Planning Board formed a focus group to address the issue of reconciling the intent of the Residential Zoning Ordinance to control building mass with the intent to encourage outdoor porches. Led by Planning Board member Gary Jessel, meetings were held periodically and included local architects, professionals and community leaders. Mr. Jessel has recently resigned from the Planning Board but those meetings will continue under the leadership of Elizabeth Terenik, the Director of Planning and Engineering.

CODE ENFORCEMENT

Wayne Mozzo

Ocean City Community Association continues to advocate on your behalf for better Code Enforcement such as covering Dumpsters, installing storm drain screens, installing a Construction Office Voicemail, and a Code Enforcement Corrective Action/Follow-up Program.

The updated contact list will address the common concerns. There’s no excuse not to become part of the “cross-functional and flexible Ocean City employee & resident team”. On the other hand, ordinances without enforcement will continue to waste time and resources. If there are Disciplines and Ordinances, there **must** be consistency and there **must** be consequences.

CODE ENFORCEMENT CONTINUED....

The following is the contact information for observations and violations:

CONSTRUCTION

General Building: Heights, setbacks, parking, trash, property grading/ water run-off, lack of permits displayed, recycling, uncovered dumpsters, and storm drain screens, etc.

Reporting: E. Terenik – Planning & Engineering Director
E-mail: eterenik@ocnj.us
Phone: 609-525-9400, Ex.0.

Noise: Before 8:00 AM and after 6:00 PM or on Sundays. NO construction or related noises permitted during the above times.

Reporting: Police non-emergency number 609-399-9111.
Example: Contractor name from vehicles and license plate number.

Streets/ Parking: Blocked drive ways, streets & sidewalks, illegal parking, dumpsters & trailers in streets& alleys w/o permits, commercial vehicles parked overnight in streets.

Reporting: Police non-emergency number 609-399-9111.

ENVIRONMENTAL

Dogs: Barking, no leash, unattended, pooper scooper violation on boardwalk, beaches or other properties, etc.
Reporting: Police non-emergency number 609-399-9111.

Dunes: People, dogs or any destruction on dunes.
Reporting: Police non-emergency number 399-9111.

Trash/Dumping Issues: Non emergency police number 609-399-91 OR Public Works via 609-525-9400 Ext. 0

Silt Barriers: DEP website: www.state.nj.us/dep/
DEP Hotline: 1-877-WARNDEP

Bulkhead Requirements: DEP website-
www.state.nj.us/dep/

Environmental Health & Safety: Honey McLaughlin- O.C. Rep. for Cape May County Health Dept. 609-465-1187

OTHER

Boardwalk: Smoking, riding motorized vehicles, vandalism, dogs, etc.

Reporting: Police non-emergency number 609-399-9111.

General Code Violation Concerns:

Reporting: Send e-mail with address and details to E. Terenik, Planning & Engineering Director at eterenik@ocnj.us OR call directly at 609-525-9400 Ext. 0.

ESCALATION PATHS: (Only use when the above processes are exhausted)

E-Mail: Ward Council Persons (Contact details on ocnj.us).

Mayor, perillo@ocnj.us and/or **Business Administration,** jrutala@ocnj.us

MEMBERSHIP

Regina Ralston

Our membership has grown to over 1000 households this year. It is your support and participation that enables us to do what we do.

The 2010 annual membership fee is due - \$10 per year per household. Please complete the form below making sure that you include your email address and return the form along with your payment using the enclosed envelope. If you have already paid your 2010 dues it is noted on the form.

Also, please include your comments and what you think our priorities should be for 2010. Thank you for your help. We hope to see you at our monthly meetings.



FUND RAISING INITIATIVES OF NOTE TO OCEAN CITY PROPERTY OWNERS

OCCA wants to bring your members attention to two present fund raising programs vital to the future welfare of our community, which you might wish to contribute.

Shore Memorial Hospital, in Somers Point, is the leading provider of emergency and major medical care for the Ocean City area with more than 7,500 inpatient and same day procedures performed annually. They now require an expansion to house new medical technology and have embarked on a comprehensive facility expansion of a new Surgical Pavilion, along with a spacious atrium lobby, and a glass-enclosed pedestrian bridge to a new five-story, 1,000-car parking facility. Please see their website for further information.

<https://www.shorememorialfoundation.org/shore-tomorrow.cfm>

The Ocean City Community Center Association is an independent community service organization, dedicated to encouraging community-wide participation and philanthropy in order to enhance and expand enrichment opportunities in the Ocean City Community Center. Please see their website for further information.

http://ocnjcca.org/Home_Page.html

SUMMARY OF MEMBER COMMENTS

The following is a summary of comments we have received from our membership over the past year. Although overdevelopment traditionally has been the number one concern it has dropped this year behind Taxes & Spending and Drainage & Roads. Here's the breakdown on the 144 comments we received.

1. TAXES & SPENDING:	34
2. DRAINAGE & ROADS	29
3. ZONING & OVERDEVELOPMENT	23
4. ENVIRONMENT & BIKING	22
5. MISCELLANEOUS	28

Maintain safe, clean, family atmosphere (8), need for more political responsiveness (6), stricter code enforcement (2), complaints about unfair American Water bills (2), better traffic control (2), and 1 each for beach & boardwalk restoration, more public bathrooms, keep up public playgrounds, expensive bus & trolley fairs, unsightly library construction and newspaper vending machines, BYOB (1 for, 1 against).

For those who check the math and noticed 8 were missing. They just said thanks. The information was forwarded to the Mayor and Council.

NAME: _____

ADDRESS/ZIP: _____

PHONE: _____

OC ADDRESS: _____ PHONE: _____

EMAIL: _____

ONE YEAR (\$10) _____

TWO YEARS

(\$20) _____

COMMENTS: _____

Make checks payable to Ocean City Community Association. (P.O. Box 283, Ocean City, NJ 08226)