



NEIGHBORHOOD NOTES - Spring 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	Stan Duzy
Recording Secretary	Teresa Cogshall
Corresponding Secretary	
& Membership Coordinator	Regina Ralston

Ocean City Community Association Annual Membership Meeting

Saturday, June 6, 2009

10:00AM to 12 Noon

Stainton Room

St. Peter Methodist Church
8th & Central - Second Floor

Guest Speaker - Mayor Perillo

Continental Breakfast

CELEBRATING OUR 60TH YEAR!



PRESIDENT'S CORNER

No, you have not joined another organization! Your Ocean City 16-34 Community Association has a new name. In order to more accurately reflect our identity, membership and mission we are now the Ocean City Community Association. Although we did not restrict our membership to any geographical area, people sometime assumed that we did. During the past few years we have had more members join from one end of the island to the other. Historically, 16-34 never shrank from engaging in issues which have island-wide significance, such as zoning reform, environmental protection, and historical preservation.

One of my more interesting projects this year is going through the 16-34 files and, with the guidance of past President Paul Anselm and Betty Ralston, we will archive the more historically significant documents. Since 1949, your organization has been proactive in fighting the Planning and Zoning Board's liberal granting variances, advocating a Master Plan that valued open space, and Zoning Ordinances that protected neighborhoods over community changing redevelopment. Some of you who have been around for awhile will remember past Presidents Dr. Doris Martin, Dr. Roberta Jones, Ned McCaughey, Mark Ralston, and past Vice Presidents Mary Lou McDowell, Kim Baker and current Councilman Roy Wagner just to name a few of the activists. Sometimes the involvement went all the way to the Courtroom. Reading the trial briefs on these cases is like bringing Ocean City history to life. Even though many of those battles were won, some will say the war was lost. I reply that if could have been much worse if nobody had stepped up.

Beyond planning & zoning, your organization is renewing its activity in areas where it was involved in the past and is also adding some more. On the Environment front Teresa Cogshall, Jule Baumgardner, Dale Nicholas and Drew Fasy have been effective in both initiating clean-ups at Corson's Inlet and partnering with other organizations in such efforts as the "adopt-a-beach program, the Stainton's Wildlife Refuge clean-up, and the roads & alleys clean-up this winter.

Drew Fasy has taken the lead in our community to promote health and physical fitness. This is an area of expanding potential as the next generation of retirees joins the young in bicycling more as a way to stay fit and pollute less. We hear your messages about code enforcement. Member Wayne Mozzo has been relentless in pushing for better code enforcement of construction, noise, trash and dumping. When it comes to keeping us all informed on current issues, no one has done it better than Curt Gronert. We have held public presentations by Police Chief Chad Callahan, Fire Chief Joe Foglio, City Administrator Jim Rutala, and Planning & Engineering Director Elizabeth Terenik.

But without your support nothing happens. With increasing costs, the question of raising your \$10 per year dues was discussed and rejected. Treasurer Stan Duzy has initiated a disciplined budget and we will try to implement more savings. Please help us continue by sending in your dues and ideas.

Jim Tweed, President, OCCA

**For more information about your
Association's activities visit our website:**

www.OCCAnj.org



EDUCATION COMMITTEE

Curt Gronert

I am taking this opportunity to tell you about the exhilarating activity that the Education Committee is involved in this time of year. We received applications from eleven Ocean City High School Seniors for our annual scholarship award. This is the second year that OCCA members actively evaluated the outstanding achievements of students who reside in Ocean City and who have demonstrated involvement in civic activities and organizations, and dedication to the community through service and leadership.

At the recommendation of the Education Committee, the Board of Directors voted to demonstrate OCCA's appreciation of these young citizens by increasing our funding to present three awards. The names of the recipients will be revealed at the High School's awards program on June 1st. The accomplishments of these youngsters are just unbelievable! But don't take my word for it. Come to our June 6th Annual Membership Meeting to meet this year's recipients and their families and perhaps volunteer to be a member of next year's selection process.



ENVIRONMENTAL COMMITTEE

Teresa Cogshall

OCCA Environmental Committee Needs Your Help!

In the last six months a diverse group of volunteers, including Scout troops, student committees, and residents from all over the island picked up litter and debris from city parks, highways, wetlands and most recently the Wildlife Refuge on Haven Avenue. These community clean-ups were sponsored in part by the Ocean City Community Association. Volunteers were also present at the city's Earth Day celebration at the Bayside Center where they interacted with many people who work hard to preserve the shore's natural resources.

Our committee is also involved in educating residents and visitors about recycling and waste disposal laws as well as city's ordinances that deal with dune and beach protection. OCCA also joins forces with the city's Environmental Commission. This organization consisting of enthusiastic volunteers sponsors the Adopt-a-Beach and Park program and other environmental initiatives. Attending one of the events and volunteering your time for the protection of our natural areas is a wonderful way to give back to all that Ocean City provides for you and your family and our many visitors: beautiful beaches, a clean ocean, the enjoyment of the Boardwalk and the other seashore experiences that, unfortunately, we as citizens at times take for granted. Contact Teresa Cogshall at tcogshall@comcast.net for more information.



BICYCLE ADVOCACY COMMITTEE

Andrew Fasy

Ocean City continues to improve bicycle opportunities with tremendous community support! The success of the Haven Avenue Bike Route (OC1) in terms of both acceptance and volume of use has energized the city's efforts in developing bicycle infrastructure and amenities.

Current projects include:

- Expansion of the Haven Avenue Bike Route
 - North – Battersea to 5th Street
 - South – 49th to 55th Street
- Developing safer "connectors" between the Boardwalk and Haven Avenue on 14th & 18th Streets
- Production of a Bicycle/Eco tourism brochure focusing on safety, routes and recreation locations
- "Community Quilt" – program where intersection murals function as traffic calming measures and public art
- Riding School Bus – program to promote bike safety and encourage school kids to bike ride to school
- Bike Stations – Downtown and Haven Avenue bike racks with trash/recycling cans and safety signage
- Continued development of an informational website – www.bikeocnj.org

All these efforts are focused on the goal of creating a safe, bike-friendly Ocean City. The Ocean City Community Association supports these advancements, as they promote a healthier lifestyle and environment!

MEMBERSHIP

Regina Ralston

Now that we have officially become Ocean City Community Association, we are contacting home owners throughout Ocean City about becoming members of this active group. If you are already a member and have not paid your 2009 annual dues, please use the form on the last page of the newsletter to forward your information. We are asking all our members to share information about OCCA with their friends and neighbors in Ocean City so we can continue to grow and gather more volunteers for our projects.

PLANNING & ZONING

Jim Tweed

You may recall from the Fall Newsletter that, after working for almost two years reforming the Residential Zoning Ordinance to reduce building mass and protect neighborhoods over community changing redevelopment, the Planning Board sent an ordinance to Council last spring which took steps in that direction. However, one of the last acts of the old Council before the newly elected Ward Councilpersons took office was to make three changes which had the effect of going in the opposite direction. First, Council removed porches and decks from the Floor Area Ratio (FAR) calculation which had been intended to prevent the massing effect of multiple stacked porches. Second, it doubled the allowed size of secondary building elements and dormers. This change was introduced by Council President Keith Hartzell without benefit of open scrutiny by the Planning Board during the prior year and a half the ordinance was being drafted. Third, the prohibition on rooftop decks in residential zones was eliminated.

Following a unanimous vote (one abstention) by the Planning Board that these changes were inconsistent with the Master Plan, we requested Mayor Perillo veto the ordinance to allow the new Council an opportunity to review and enact the original ordinance drafted by the Planning Board. The Mayor did this, but his veto was overridden by the newly elected Council with only Councilpersons Roy Wagner and Susan Sheppard supporting our request.

All this only means that "the beat goes on". Councilwoman Sheppard took the initiative to revisit those issues one at a time. First, she convened a focus group in her Third Ward consisting of individuals with differing views on rooftop decks and managed to draft a compromise. The result placed controls on rooftop decks intended to reduce the intrusive effects upon neighboring properties. Then she led Council for passage of that ordinance. Councilman Wagner continues to lead the fight for those who favor elimination of rooftop decks. But unless the makeup of Council changes, that does not seem likely.

For information regarding when and where the beaches are guarded, call the Ocean City Beach Patrol at 609-814-WAVE(9283)

CODE ENFORCEMENT

Wayne Mozzo

The Ocean City Community Association considers one of its missions as a volunteer watchdog group is assisting the Code Enforcement Department as requested by Mayor Perillo. The following processes and contacts have been established by the city to address any concerns of residents regarding code enforcement.

CONSTRUCTION

General Building: Height, setbacks, parking, sidewalk blockage, trash encroachment onto surrounding properties, trash, etc.

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

Noise: Pile driving during off hours, work starting before 8:00 AM and after 6:00PM, loud music, working on Sundays, etc.

Reporting: Immediately contact the police at 609-399-9111 with details. Example: Contractor name from vehicles with license plate number

Streets/Parking: Blocking driveways, parking on residents' property, dumpsters placed in street w/o permit, trailers left in streets without permits, commercial vehicles parked overnight in streets, etc.

Reporting: Immediately contact the police at 609-399-9111 so they have time to respond

ENVIRONMENTAL

The following should be reported to police non-emergency number 609-399-9111:

Dogs: Barking, no leash, unattended, pooper scooper violations on boardwalk, beach, etc.

Dunes: Destruction of dunes or people on dunes.

Trash/Dumping Issues

Storm Drain Barriers/Silt Barriers and Bulkhead Requirements should be referred to the DEP website, www.state.nj.us/dep

OTHER

Boardwalk: Smoking, riding motorized vehicles, vandalism

Reporting: Contact police 609-399-9111 with details.

General Code Violation Concerns:

Reporting: Send email with address and details to E. Terenik at eterenik@ocnj.us or call 525-9400 Ext. 0.

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

Email Ward Councilpersons (info on ocnj.us), sperillo@ocnj.us or jrutala@ocnj.us

VISIONS FOR THE BOARDWALK

An issue that seems to be at the forefront in Ocean City is the status of the Boardwalk. We would like your input. You can mail this back, respond on our website or it bring with you to our annual meeting. Circle your choice.

1. Do you feel the boardwalk substructure should be a) replaced, or b) repaired?
2. If it could be replaced at less cost over the next 15 years than the cost of repair would be opt for replacement? Yes or No
3. Which kind of wood decking would you prefer?
 - a. Pine
 - b. Rainforest Hardwood
 - c. American grown Black Locust Hardwood

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