

# Mayor and Council Newsletter

Borough of Island Heights  
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Official Council Meeting Minutes

August 11, 2020

Mayor Doyle read the following:

“The Regular Meeting of the Mayor and Council of the Borough of Island Heights is hereby called to order. Notice of this meeting was issued in accordance with the Open Public Meetings Act (N.J.S.A. 10:4-12) Notice of this meeting was advertised in the Asbury Park Press on December 16, 2019 and was also posted on the Bulletin Board in the Municipal Building and on the Borough Website.”

Mayor Doyle led all in the:

## **PLEDGE TO THE FLAG OF THE UNITED STATES OF AMERICA**

Mr. Asay completed the:

## **ROLL CALL OF THE MAYOR AND COUNCIL:**

Council Member Baxter	Present _____	Absent _____
Council Member Gabriel	Present _____	Absent _____
Council Member Pendleton	Present _____	Absent _____
Council President Thompson	Present _____	Absent _____
Council Member Weber	Present _____	Absent _____
Council Member Wudzki	Present _____	Absent _____
Mayor Doyle	Present _____	Absent _____
Borough Attorney Mr. Zabarsky	Present _____	Absent _____

Mayor Doyle entertained a Motion for:

**APPROVAL OF PRIOR MEETING MINUTES**

Resolution 2020-114                      Approving the Minutes for the Meeting Conducted on July 14, 2020 (By Title)

Motion: Ms. Pendleton  
Second: Mr. Baxter

Discussion/Comments: None

Voting Record:

Baxter	Gabriel	Pendleton	Thompson	Weber	Wudzki	Doyle
Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No
Abs.	Abs.	Abs.	Abs.	Abs.	Abs.	Abs.

**ORDINANCES**

Mayor Doyle read and opened the Public Hearing on:

Ordinance 2020-01

An Ordinance of the Borough of Island Heights, County of Ocean, State of New Jersey, Amending and Supplementing Chapter 32 (Zoning) of the Code of the Borough of Island Heights

**(Items underlined are new language)**

Chapter 32, Section 4.1 of the Code of the Borough of Island Heights concerning “Permitted Uses”, shall be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Borough of Island Heights, County of Ocean and State of New Jersey as follows:

**ZONING**

**CHAPTER 32**

**SECTION 1.** Chapter 32 Section 4.1, of the Code of the Borough of Island Heights is hereby amended and supplemented to read as follows:

a. In the Medium Density and Low Density Residential Districts, no building or structure shall be erected, enlarged, altered or used for any purpose or purposes other than one (1) or more of the following:

1. A dwelling house for one (1) family only, or one (1) housekeeping unit only, on one (1) lot; provided, however, that nothing herein contained shall prevent the use of a minor part of the dwelling house for an office or studio by person or persons residing in the dwelling house or the display on the premises of one (1) small announcement sign showing the name or names of the person or persons using such office or studio, and the profession or business conducted in connection therewith.

2. A dwelling house may be occupied by residential tenants providing the rental term is not less than thirty (30) days.

3. A dwelling house occupied by a residential tenant must be registered with the Borough of Island Heights and receive a registration number. Any and all advertising or offers to rent a dwelling house must include the Borough issued registration number.

b. Public buildings, parks, playgrounds, schools and other municipal uses.

c. Tourist/Guest House having transient tourist/guest rooming accommodations providing that the structure has no separate kitchen facilities and shall provide a minimum of three (3) and a maximum of five (5) guest rooms. The owner shall have his/her place of residence in the same house and off-street parking shall be provided per subsection 30-1.7.

1. All short-term rentals consisting of less than a thirty-day period requires the owner to maintain residential occupancy of the tourist/guest house and off-street parking shall be provided per subsection 30-1.7.

2. Residences used for tourist/guest house purposes must be registered with the Borough of Island Heights and receive a registration number. Any and all advertising or offers to rent a tourist/guest house must include the Borough issued registration number.

3. Use of any residence for tourist/guest house purposes is limited to May 1 through September 30 annually.

d. Non-Binding Referendum by Mail Vote Prior to Amendment of Permitted Uses in the Medium Density Residential District.

1. In the Medium Density Residential District, no ordinance shall be enacted to permit any building or structure to be erected, enlarged, altered or used for any purpose or purposes other than one (1) or more of the purpose or purposes listed in subsections a, b or c of the existing Ordinance, without first being subject to a non-binding referendum, which shall take place following the first reading of the Ordinance and prior to final adoption.

2. Such vote shall be conducted by mail ballot to all registered voters of the Borough of Island Heights, which shall be mailed fifteen (15) days subsequent to the first reading of the Ordinance. Said ballots shall then be returned to the Borough Clerk within thirty (30) days of the mailing. The ballots shall be opened on the thirtieth day, checked for valid signatures by the Borough Clerk and the vote shall be recorded. The results of the

vote shall be announced at the next subsequent Council Meeting and shall be published according to customary means in a newspaper of local circulation.

**SECTION 2.** This Ordinance repeals any inconsistent ordinance or ordinances or part or parts thereof.

**SECTION 3.** This Ordinance shall take effect immediately upon its final passage and publication as required by law.

(Second Reading)

Public Comments:

Bob McNeal: Will we be sued by Air B and B?

Skylar Cole: I think this Ordinance is a great idea.

Governing Body Comments:

Mr. Baxter: Given recent U.S. Supreme Court decisions I think that we could successfully defend against any lawsuit against this Ordinance. I want to thank Ms. Thompson for her leadership on this issue.

Ms. Thompson: Thank you Mr. Baxter and Mr. Zabarsky, I think this is the right move for the Borough.

Mayor Doyle: Many other towns have taken similar actions including Jersey City and one night rentals are not what we want in the Borough.

Hearing no other comments Mayor Doyle entertained a:

Motion to Close Public Hearing:

Motion: Mr. Gabriel  
Second: Ms. Pendleton

Voting Record:

Baxter	Gabriel	Pendleton	Thompson	Weber	Wudzki	Doyle
Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No
Abs.	Abs.	Abs.	Abs.	Abs.	Abs.	Abs.

Mayor Doyle entertained a Motion to:

Adopt the Ordinance as Introduced:

Motion: Ms. Thompson  
Second: Mr. Baxter

Discussion/Comments: None

Voting Record:

Baxter	Gabriel	Pendleton	Thompson	Weber	Wudzki	Doyle
Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No
Abs.	Abs.	Abs.	Abs.	Abs.	Abs.	Abs.

Mayor Doyle read and opened the Public Hearing on:

Ordinance 2020-02

A Capital Ordinance of the Borough of Island Heights, County of Ocean, State of New Jersey, Providing for Various Capital Improvements and Projects in the Borough of Island Heights, County of Ocean, State of New Jersey and Appropriating One Hundred Sixty-One Thousand Five Hundred Dollars (\$161,500.00) Therefore

THE MAYOR AND COUNCIL OF THE BOROUGH OF ISLAND HEIGHTS, COUNTY OF OCEAN, STATE OF NEW JERSEY (not less than two-thirds of the full membership thereof affirmatively concurring), DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION 1.**

The improvements described in Section 2 of this ordinance are hereby authorized to be undertaken by the Borough of Island Heights, County of Ocean, State of New Jersey (the “Borough”), as general capital improvements. For the improvements or purposes described in Section 2, there is hereby appropriated the sum of \$161,500.00 as required by the Local Bond Law. The total sum is now available by virtue of surplus funds available within the Capital Improvement Fund.

**SECTION 2.**

The Borough hereby authorizes the appropriation of \$161,500 from the Capital Improvement Fund for the following purposes:

- 1. Purchase of Motorized Leaf Collection System (Trailer Mounted) \$68,000;
- 2. Memorial Field Improvements \$9,000;

- |  |              |
|--|--------------|
| 3. Various Municipal Facility Improvements | \$55,000;    |
| 4. Long Point Park Improvements            | \$2,500;     |
| 5. Wanamaker Beach Replenishment           | \$12,000;    |
| 6. Purchase of Landscape Trailer           | \$5,000; and |
| 7. Borough Hall Computer Server            | \$10,000.    |

**SECTION 3.**

The improvements described in Section 2 of this ordinance are not current expenses. They are all improvements or purposes that the Borough may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

**SECTION 4.**

Any grant moneys received for the purposes described in Section 2 hereof shall be applied to the direct payment of the cost of the improvements.

**SECTION 5.**

The Borough hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Borough is hereby amended to conform with the provisions of this 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 will be filed with the Division of Local Government Services.

**SECTION 6.**

This ordinance shall take effect immediately upon final adoption and publication as required by law.

(Second Reading)

Public Comments: None

Governing Body Comments:

Mayor Doyle: This reflects our new budget strategy for the Borough to “pay as you go” to avoid accumulating new debt.

Ms. Thompson: This is a wise strategy to pay as we go and avoid new debt.

Hearing no other comments Mayor Doyle entertained a:

Motion to Close Public Hearing:

Motion: Mr. Baxter  
Second: Ms. Pendleton

Voting Record:

Baxter	Gabriel	Pendleton	Thompson	Weber	Wudzki	Doyle
Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No
Abs.	Abs.	Abs.	Abs.	Abs.	Abs.	Abs.

Mayor Doyle entertained a Motion to:

Adopt the Ordinance as Introduced:

Motion: Mr. Gabriel  
Second: Ms. Thompson

Discussion/Comments: None

Voting Record:

Baxter	Gabriel	Pendleton	Thompson	Weber	Wudzki	Doyle
Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No
Abs.	Abs.	Abs.	Abs.	Abs.	Abs.	Abs.

Mayor Doyle Read and Introduced:

Ordinance 2020-03

An Ordinance of the Borough of Island Heights, County of Ocean, State of New Jersey,  
Amending and Supplementing Island Heights Code Chapter 4 – Police Regulations – Section  
4-4 - Noise

(First Reading)

Mayor Doyle entertained a Motion to:

Approve the Ordinance as Introduced:

Motion: Mr. Baxter  
Second: Ms. Pendleton

Discussion/Comments: None



Voting Record:

Baxter	Gabriel	Pendleton	Thompson	Weber	Wudzki	Doyle
Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No
Abs.	Abs.	Abs.	Abs.	Abs.	Abs.	Abs.

Mayor Doyle Read and Introduced the:

**RESOLUTION on the CONSENT AGENDA**

Resolution 2020-115      Approving the Use of the River Avenue Pavilion by Emily Gialanella for a Wedding Ceremony on August 28, 2020 Between the Hours of 12:30 PM and 2:30 PM (By Title)

Motion: Mr. Weber  
Second: Ms. Thompson

Discussion/Comments: Comments: None

Resolution 2020-116      Approving the Use of the Soccer Field at the Memorial Field Park for Soccer Training by “Soccer Shots” on Saturdays and Thursdays for Ten Weeks Between September 3, 2020 and November 21, 2020 Between the Hours of 9:00 AM and 7:30 PM and Authorizing the Waiving of the Fee For Such Use (By Title)

Motion: Mr. Weber  
Second: Ms. Pendleton

Discussion/Comments: Mr. Weber: I looked at the condition of the fields, Mr. Brodbeck will follow up.

Resolution 2020-117      Authorizing the Mayor and the Clerk to Enter Into an Agreement with the County of Ocean for the Distribution of COVID Relief Funds Under the CARES Act and the OCCARES Grant Program

Motion: Ms. Thompson  
Second: Mr. Weber

Discussion/Comments: None

Resolution 2020-118 Approving Change Order #1 for OSA # 19066.00 (Maple Avenue Road Improvements) with a Total of \$20,343.95 and Superseding Resolution 2019-157 Adopted on July 16, 2019, Setting a New Total Project Amount of \$133,857.75

Motion: Ms. Pendleton  
Second: Mr. Baxter

Discussion/Comments: None

Resolution 2020-119 Approving the Use of the Wanamaker Field for Group Dance Classes by the Shore Ballet School (Christina Starr) on August 12, 19 and 26 (Rain Dates August 13, 20 and 27) Between the Hours of 5:00 PM and 8:00 PM (By Title)

Motion: Mr. Weber  
Second: Mr. Baxter

Discussion/Comments: Mayor Doyle: This should be a help to a Borough business.

Resolution 2020-120 Approving the Use of the Camp Meeting Grounds and the Boy Scout Island Park by the Boy Scouts of America (Alan Fumo) for a Clean Up Work Detail and Overnight Camp Out on August 15 through August 16 (By Title)

Motion: Mr. Gabriel  
Second: Mr. Baxter

Discussion/Comments: None

Resolution 2020-121 Approving the Use of the Camp Meeting Pavilion by Courtenay Bailey for a Wedding Ceremony on October 10, 2020 Between the Hours of 4:00 PM and 5:00 PM (By Title)

Motion: Ms. Pendleton  
Second: Ms. Thompson

Discussion/Comments: None

Resolution 2020-122 Appointing Penny Hagan to the Position of Deputy Borough Clerk With an Effective Date of August 8, 2020

Motion: Mr. Weber  
Second: Ms. Thompson

Discussion/Comments: Mayor Doyle: This will provide a backup to Mr. Asay and a training opportunity for Ms. Hagan.

Resolution 2020-123

Approving the Use of the River Avenue Pavilion by Dana Schweiger for a Wedding Ceremony on August 16, 2020 Between the Hours of 11:30 AM and 1:00 PM (By Title)

Motion: Mr. Weber  
Second: Ms. Pendleton

Discussion/Comments: None

Resolution 2020-124

Approving the Hiring of Christopher Baron as a Part Time Laborer for Public Works with an Effective Date of July 25, 2020 at an Hourly Rate of \$13.50

Motion: Mr. Weber  
Second: Ms. Thompson

Discussion/Comments: None

Resolution 2020-125

Approving the Submission on Behalf of the Borough of a NJDOT 2021 Municipal Aid Application (MA-2021 – Bay Avenue, Dirmitt Avenue, Thomas Avenue and East End Ave – 00089)

Motion: Ms. Thompson  
Second: Mr. Weber

Discussion/Comments: Mayor Doyle: This will hopefully provide State funding to repair and pave these roads.

Resolution 2020-127

Approving the Dissolution of the Gray Supply Company - Police Special Duty Trust Account – T-03-55-001-694 and Authorizing the Distribution of the Remaining Funds to the Gray Supply Company - \$1,400

Motion: Mr. Baxter  
Second: Ms. Pendleton

Discussion/Comments: Mayor Doyle: This issue was raised when DCA reviewed our budget. Trust Accounts were created in the past for various purposes without DCA approval. We will be closing them out to assure audit compliance.

Mayor Doyle entertained a Motion for the:

Adoption of all of the Resolutions on the Consent Agenda:

Motion: Ms. Thompson  
Second: Ms. Pendleton

Discussion/Comments: Bob McNeal: How much will the Borough receive under the CARES Act?

Mayor Doyle: We do not know yet, this is just the start of the process to be considered.

Bob McNeal: Rental of the Camp Meeting Ground should be limited to smaller groups as there is not much parking.

Mr. Asay: We do keep the larger groups at other venues.

Voting Record:

Baxter	Gabriel	Pendleton	Thompson	Weber	Wudzki	Doyle
Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No
Abs.	Abs.	Abs.	Abs.	Abs.	Abs.	Abs.

Mayor Doyle entertained a Motion to Approve the:

**BILL LIST**

Resolution 2020-126

Approving the Bill List

Motion: Mr. Baxter  
Second: Mr. Gabriel

Discussion/Comments: None

Voting Record:

Baxter	Gabriel	Pendleton	Thompson	Weber	Wudzki	Doyle
Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No
Abs.	Abs.	Abs.	Abs.	Abs.	Abs.	Abs.

## **DISCUSSION & PRIVILEGE OF THE FLOOR**

John Columbus: Thank you for the new natural gas lines in Highland Ave., I hope someone inspects them. Residents should monitor the radio to hear news about the postal service.

Hearing no other comments, a Motion was made by Mr. Gabriel to close Privilege of the Floor, Second by Mr. Baxter, Unanimous Voice Vote.

## **GOVERNING BODY REPORTS**

Mayor Doyle: Our paving and infrastructure projects are ongoing including River Ave., Lake Ave. and West End Ave. which are wrapping up now. We anticipate the County completing West End Ave. to the Highway and then paving Central Ave. in the spring.

Mr. Gabriel: DPW is continuing to clean up after the Hurricane and there are large piles of yard debris now at DPW which will have to be hauled to the County for recycling. In addition the normal mowing and other property maintenance continue.

Mr. Baxter: Acknowledged the work of the Code and Construction Offices, he asked that their report be distributed with the Borough Newsletter. The Construction Office is still catching up with work left from the transition from Toms River and helping residents with permits after the hurricane. Borough has sold 925 Recreation Badges, the most in memory.

Ms. Pendleton: The Boy Scouts will be doing some clean up work at the Camp Meeting and spending the night at Boy Scout Island this weekend. The Peto Museum had a very successful virtual "Peto Cup" fundraiser and thanks to all of our volunteers and DPW we got all of our street signs painted and looking great.

Ms. Thompson: Our Post Office service counter is now closed from 1 PM to 2 PM on weekdays by order of their Regional Office. I raised the issue with U.S. Representative Andy Kim's Officer and was told that they are looking into the issue. Anyone who is concerned should call Rep. Kim's Officer at 732-504-0490.

Mr. Weber: Unfortunately, the Fire Company Labor Day Games are cancelled for this year due to the COVID. The Fire Co. annual Raffle Tickets are still available from any member. The First Aid Squad is having a Memorial Ceremony for their member (Stacey Spotts) who passed recently, the ceremony is on August 22 at Noon at the Wanamaker Complex. If you require special assistance during an emergency please fill out the form available from the Police or OEM so we can help you when an emergency arises.

## **ADJOURNMENT**

Hearing no other business, the Mayor entertained a Motion to Adjourn from Mr. Baxter, Second by Mr. Gabriel, meeting adjourned at 7:40 PM.

Respectfully Submitted,

**Sean Asay**  
**Borough Clerk**

## PLEASE CALL TO CONFIRM MEETINGS

### Items of Interest:

- ❑ **All municipal offices will be closed** on Friday, September 4, 2020 and Monday, September 7, 2020 in observance of Labor Day.
- ❑ The **Island Heights Board of Education** regularly scheduled meeting is Thursday, September 9, 2020 at 6:15 PM at the Island Heights Grade School, 115 Summit Avenue, Island Heights.
- ❑ The **Island Heights Mayor and Council** regularly scheduled meeting is Tuesday, September 15, 2020 at 7:00 PM held at the borough hall.
- ❑ The **Island Heights Environmental Committee** regularly scheduled meeting is Wednesday, September 16, 2020 at 7:00 PM held at the borough hall.
- ❑ The **Central Regional Board of Education** regularly scheduled meeting is Thursday, September 17, 2020 at 7:00 PM at the Board of Education building, Forest Hills Parkway, Bayville.
- ❑ **All borough offices** will be **closed** on Monday, October 12, 2020 in observance of Columbus Day.
- ❑ The **Island Heights Mayor and Council** regularly scheduled meeting is Tuesday, October 13, 2020 at 7:00 PM held at the borough hall.
- ❑ The **Island Heights Board of Education** regularly scheduled meeting is Thursday, October 14, 2020 at 6:15 PM at the Island Heights Grade School, 115 Summit Avenue, Island Heights.
- ❑ The **Central Regional Board of Education** regularly scheduled meeting is Thursday, October 15, 2020 at 7:00 PM at the Board of Education building, Forest Hills Parkway, Bayville.
- ❑ The **Island Heights Environmental Committee** regularly scheduled meeting is Wednesday, October 21, 2020 at 7:00 PM held at the borough hall.
- ❑ The **Island Heights Mayor and Council** regularly scheduled meeting is Tuesday, October 27, 2020 at 7:00 PM held at the borough hall.

#### **AT THIS TIME PLEASE CALL TO CONFIRM OFFICE HOURS.**

The **Municipal Clerk's Office, Tax Collector & Water/Sewer Office**, are open Monday – Friday 9:00 AM until 3:00 PM and Monday evening 6:00 PM until 8:00 PM; Fire Official, Construction and Municipal Court are open Monday evening 6:00 PM until 8:00 PM. The Tax Assessor is available by appointment only. Please call the borough hall at (732) 270-6415 for days and times of offices not listed above.

[mayorcouncil@islandheightsboro.com](mailto:mayorcouncil@islandheightsboro.com)

April D. Elley, Newsletter Editor (732) 270-6415