



**CITY OF ABSECON**  
**Municipal Complex**  
**500 Mill Road**  
**Absecon, New Jersey 08201**

**Carie A. Crone, RMC**  
**Municipal Clerk**

**CITY COUNCIL**

**SEPTEMBER 3, 2020**

**REGULAR MEETING MINUTES**

**THIS MEETING WAS HELD AS A ZOOM MEETING.**

The meeting was called to order by Council President Keith Bennett at 5:00 p.m.

**FLAG SALUTE**

**ROLL CALL**

**PRESENT:** Butch Burroughs, Sandy Cain, Caleb Cavalier, Betty Howell, Steve Light, Frank Phillips, Keith Bennett

**ABSENT:**

**ALSO PRESENT:** Mayor Horton, Fred Scerni, Jessica Thompson, Carie Crone, Ed Dennis

**PRESIDENT'S STATEMENT ON THE SUNSHINE LAW**  
**NOTIFICATION THAT THIS MEETING IS ELECTRONICALLY RECORDED**

**REGULAR MEETING AGENDA**

**2020 ORDINANCE FOR ADOPTION**

- 08** An ordinance of the City of Absecon Repealing and Replacing Chapter 251 of the Code of the City of Absecon Entitled "Rental Housing"

Motion for second reading – Councilman Light – second – Councilman Cavileer

ROLL CALL: Burroughs, yes; Cain, yes; Cavileer, yes; Howell, yes; Light, yes; Phillips, yes; Bennett, yes

Motion to open to public – Councilman Cavileer – second – Councilwoman Cain

All were in favor.

**Teresa Hudson – 4 Stone Circle** – asked why we can't abolish Air BnB's? Why do we need to do this ordinance? Other towns have done it.

**Keith** – we started that process and we didn't think of others who benefit from them. He knows she's had issues, but there are others who haven't. He thinks it will work for both. It helps with us controlling and regulating them better and it helps us if there is a problem with an owner of one. It does stink that some people are living next to ones that are controlled, but this ordinance should help.

**Kim** – she agrees and feels this will help us control them and weed out the bad ones  
Motion to close public – Councilman Light – second – Councilman Cavileer  
All were in favor.

**Frank** – reminded people that if they have an issue they are to call the police

**Sandy** – the website said they were going to crack down on violators and policies so maybe you can contact them directly as well to complain to them.

**Teresa Hudson** – I already have about 25 times and she has seen some minute changes but not enough

Motion for final reading and adoption – Councilman Councilwoman Howell – second –  
Councilwoman Cain

ROLL CALL: Burroughs, yes; Cain, yes; Cavileer, yes; Howell, yes; Light, yes; Phillips, yes; Bennett, yes

## RESOLUTIONS

- 93** Consenting to the appointment of Lieutenant to the City of Absecon Police Department.

**Chief Laughlin** – this is the number one candidate out of the five and it was a tough process, but pleased with this choice. He will take over the duties of the patrol commander. He replaces the position that was occupied by newly appointed Captain Stoll.

**Kim** – she was involved in the process and we sure have some talent coming up in the department. It was a tough decision.

- 94** Certifying the Qualified Participants in the Length of Services Award Program (LOSAP) for the Absecon Volunteer Fire Department for the calendar year 2019.

**Jessica** – she received the certification list from the Fire Chief and went through the detail and made sure that all of the points matched and he verified the information. It needs to be posted for 30 days and will then follow through with it.

- 95** Authorizing the release of Zoning Board Escrows posted by Royal Bine Brewing, LLC.

**Eddie** – this is the applicant getting money back because we didn't use it all up.

- 96** Authorizing a refund of an overpayment of taxes for the 3rd Quarter of 2020 on the listed property.

- 97** Authorizing Remington & Vernick, City Engineers, to administer the construction and inspection of improvements for reconstruction of Bayview Drive – Phase 2.

**Eddie** – this will cover the design and inspections for our work on this program. They hope to start the week of September 21<sup>st</sup>.

## **PUBLIC PORTION (Agenda Items only)**

Motion to open to the public – Councilwoman Howell – second – Councilman Burroughs  
All were in favor. No comments.

Motion to close public – Councilman Light – second – Councilwoman Howell. All were in favor.

## **CONSENT AGENDA**

**Keith** – read the resolutions again.

Motion to move the consent agenda – Councilman Cavileer – second – Councilman Burroughs

ROLL CALL: Burroughs, yes; Cain, yes; Cavileer, yes; Howell, yes; Light, yes; Phillips, yes;  
Bennett, yes

## **APPROVAL OF BILL LIST – \$407,423.23**

Motion to approve – Councilman Light – second – Councilman Burroughs

ROLL CALL: Burroughs, yes; Cain, yes; Cavileer, yes; Howell, yes; Light, yes; Phillips, yes;  
Bennett, yes

## **APPROVAL OF MINUTES**

Regular Meeting Minutes – 8/20/2020

Closed Session – 8/20/2020 – Distributed tonight and will be voted on at the 9/17/2020 Meeting

Motion to approve – Councilman Light - second – Councilman Cavileer

ROLL CALL: Burroughs, yes; Cain, yes; Cavileer, yes; Howell, yes; Light, yes; Phillips, yes;  
Bennett, yes

## **REPORTS**

**Jessica** – very shortly we will put out a list of instructions and tenant register and the license applications for the transient rentals. The deadline will probably be October 16<sup>th</sup> to be registered.

**Eddie** – gave an update on the Firehouse project. The plan is to have a TCO and the fire department moved in by the end of October and then the balance can be finished while they are operating and that should take about 3 weeks for completion. The garage doors were on order and found out late in the game that the vendor went out of business. We had to start the whole process over and the doors are critical to close the building in. Deliveries are also holding up some of the work, which is due to COVID. Pitney Road sidewalk project is almost completed and it looks good. A pole needs to be moved on Connecticut Avenue before it can be finished. The bulkhead project behind city hall at Heritage Park should start on Tuesday and last for 60 days. The Bayview Drive paving project is to start September 21<sup>st</sup>. The gas company still has the city under siege and the complaints and concerns are being sent in to the contractor and they are being addressed. At the end there will be a clean sweep to make sure everything was addressed. They are supposed to be completed by December 31<sup>st</sup>. He spoke with the Mayor and they discussed the dredging of the creek and he will get back working on it.

**Mayor** – she received the indoor dining rules and they were sent to our restaurants and she asked the residents to keep supporting our local businesses. He spoke to the senior center director and active seniors who want to vote will be able to drop it in a box here at City Hall or mail it in. You could vote in person as well. She thanked the Legion for a wonderful clam bake and made over \$3,000 to beautify the Legion. Congressman Jeff Van Drew was in attendance and she spoke to him about the dredging as well. She then read a letter that she and Jessica composed to be put on our website regarding the debris that was left after the storm on August 5<sup>th</sup>.

**Keith** – thanked Lynn Caterson for helping us to get a voter drop box here in Absecon. He also thanked Rick Dovey, the president of the ACUA. He could have taken the easy way out sent a letter, but he came here and faced our questions. He thanked him for that. They do a fantastic job in our town.

**Betty** – there will be a memorial service to honor those that died on 9/11 and to those who are still suffering. Our plans is to have documentary shown on our website for those who can't attend. There will also be a service at our memorial site on 9/11, but don't know the time yet. It will be posted on our website next week. She's looking to have it around 6:00-6:30 p.m. and social distancing and face masks will be required.

**Caleb** - school starts on 9/8 and 42% of students and have chosen to start remotely. He wished everyone a safe and successful year. He will have 12 in class and 8 virtually.

**Steve** – he wished everyone a safe and enjoyable Labor Day weekend.

**Chief** – he explained that people will have to walk around the building if they are walking the park. All the equipment will be moved to Ambassador Avenue for the memorial service. There are to be no bikes on the path around Heritage Park and we are going to have to enforce that. He's looking forward to be able to enforce the Air BnB ordinance that was passed tonight. Happy Labor Day.

### **PUBLIC PORTION**

Motion to open to the public was made by Councilman Light – second – Councilman Cavileer All were in favor.

**Marjorie Wilson – 410 S. Shore Road** – thanked council for being open minded on the rental ordinance protecting property values. Not every rental is a bad one.

**Greg Seher – 625 Yarmouth Avenue** - he let everyone know that the chat function is disabled. He asked if there is any update on the lawsuit that was brought a few months ago.

**Fred Scerni** - this matter is still pending. A potential settlement was discussed along with the County who was also involved at a small amount. There has been no communication from the Plaintiff's attorney because the plaintiff can't be found. The court will probably intervene eventually.

**Greg** – regarding the short term rentals, what did the City do to get a feel of what all the residents wanted?

**Keith** – going back many months, it was discussed at one of our meetings and we were going to put a ban on short term rentals, but a certain segment of the population said that would hurt a few of them. An ad hoc committee was formed along with 5 or 6 members of our community and discussions had and input from the community was given. He feels this ordinance represents the best of both sides.

Motion to close public – Councilman Light – second – Councilwoman Howell. All were in favor.

### **ADJOURNMENT**

Motion to adjourn – Councilman Phillips – second – Councilman Cavileer. All were in favor.

Respectfully submitted,

  
Carrie A. Crone, City Clerk

Approved: 9-17-2020