

MARGATE NEWS & VIEWS

MARGATE CITY, NJ DIGITAL NEWSLETTER * VOLUME 1 ISSUE 1 SEPTEMBER 2018

The Beach Is Back!

The 2018 beach season was a huge success, even with a record number of rainy weekends. Our beaches looked beautiful and visitors returned to our community to help revitalize our business district and enjoy the many special offerings of Margate.

Beachstock, our annual cooperative effort with the MBA, was again a grand slam & drew almost 5000 people to the beach. The Margate Memorials brought in friends & competitors from our neighboring coastal communities. Per tradition, visitors & local supporters gathered on the beaches to view the competitions as they have for 73 years. MCBP always gives a great show!

Local visitors to our beaches took advantage of the free service we instituted to assist those with mobility issues to get over the dunes. A simple call to the Beach Patrol successfully assisted hundreds this season. We are happy to announce that the program will be expanded next season with additional personnel & vehicles. Just call 609-823-2370 and provide 30 minutes notice.

We recognize that “how” the dunes came to be is a very heated topic in Margate & we are not looking to minimize the strong feelings on all sides of the debate. However, the dunes are here & are now part of our beach landscape. Many local residents have expressed their surprise at the beauty of our finished beach areas. Some have even grown to appreciate the subtle beauty of the dune grass. It is hard to let go of the familiar, but we continue to monitor all work being done on our beaches to secure the very best outcome we possibly can for Margate.

“The ACOE begins work on the unfinished beach areas, beginning with equipment staging, this week. All remaining work is anticipated to be completed by March. We will continue to monitor all work closely.”

- Comm. John Amodeo



Photo Credit—DawnMarie Bascelli

Jerome Avenue Sigmund _____ Rec. Complex

In This Issue

- Communication Initiatives
- Lucy—Her trunk isn't packed
- Quick Q & A
- Construction Updates
- How Can We Help You?

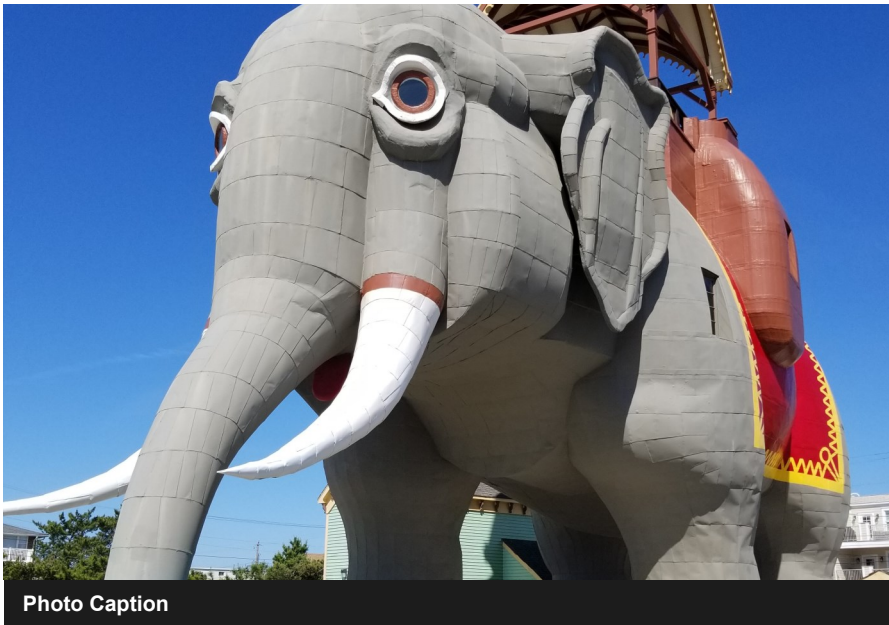


Photo Caption

Communication –

It's a must in all successful relationships. Not just communication, but honest & open communication. As Mayor & Commissioners, we value our relationship with all of you – our residents, whether you are year-round, short term visitors or owners of second homes in our community. We continually seek new ways to improve our communication with you to ensure that the news & information that you are receiving is accurate, timely & delivered in context.

We are happy to report that Margate City has done a complete overhaul of our website and Facebook Page, and has developed this quarterly newsletter to deliver greater outreach to ALL of our residents. These resources are in addition to your continued invitation to attend Commissioner's Meetings, Planning Board Meetings and visit our public offices located at 9001 Winchester Avenue.

Remember, as Mayor and Commissioners we are also long-time residents of Margate and we want what is best for the City and its residents. Opinions of what is best sometimes differ due to perspective, private interests and budgetary concerns, among other things. However, we promise to continue to improve our services, hear your opinions and thoughts and evaluate all public input in order to make the best decisions we can for the City.

Lucy's Trunk Isn't Packed

The rumor mill has been in overdrive the last few weeks, but one of the most disturbing stories involved our very own Lucy.

Lucy was said to be heading for Atlantic City, or parts unknown, as a side affect of the proposed Boutique Hotel overlay ordinance issue.

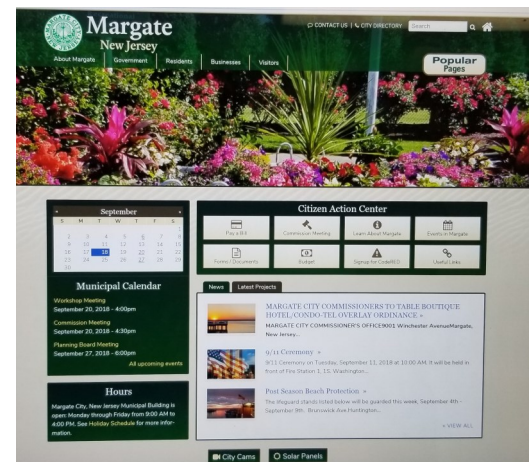
We wanted to make a short & sweet statement regarding these rumors.

They are **FALSE**.

LUCY IS MARGATE

and here she shall stay.

Lucy is on a "Green Acres" funded site that cannot be sold or used for another purpose. She is also a National Historic Landmark with protected status.



Website—www.margate-nj.com
Facebook—Margate City, NJ

MARGATE HAS MORE

You've all heard that famous line that we love to use in Margate to demonstrate the many options open to people who live here, or come to visit. Well, it's true!

Margate continues to develop ways to keep our community vital, our business district healthy and attract tourists.

Our tourism industry is an important component to Margate's economic health. Many of our 2nd homeowners started out as tourists before they made their purchases.

Tourism's economic contributions offset many municipal expenses in Margate. They contribute to jobs that keep fulltime residents, and their families, employed.

Tourists also allow us to enjoy a community with incredible options for outdoor activities, water-sports, festivals, movie nights & great food—all local. We have options for nature lovers, music lovers, sports lovers and people in love.

At times, new additions to our community are initially judged harshly, but at one time it all was new. All we ask is that you remember, we are all in this together as we work to maintain a successful balance.



There is so much to do in Margate!

QUESTION OF THE DAY -

Is it true that the Planning Board has approved a 50,000 sq/ft waterpark to be located in the bay?

FALSE – One of the many services offered by your local planning/zoning/building department, and various other municipal offices, is that residents, business owners, etc. can come in and ask questions about potential ideas/projects. Property owners can collect useful information about what ideas meet current regulations, which do not and what aspects of their conceptual projects would require variances. **Anyone can do this without an actual application being filed** and this has been the case with this group.

This particular concept has not moved forward to an actual application phase. Any project located “in the bay” would be subject to approval from NJDEP, not Margate City. The City regulates landward of the bulkhead.

BAY CONSTRUCTION NEWS



An old section of Bulkhead meets the newly installed section along Amherst Ave.

A certain portion of the bay area zoning was recently changed back to Waterfront Special District. This allows for the redevelopment of the former Integrity Marine site & the former Captain Andy's site. Both had fallen into serious disrepair & have been the target of resident complaints. However, a previous zoning change to the area mistakenly resulted in placing both properties in a zone where their current uses were non-compliant. This was never the intention.

Residents of the Bay area were concerned that the zoning change back to WSD was a way of allowing expanded development along the bay. This is not accurate. The Commissioners responded to resident complaints about the condition of these properties. The designation as WSD is only intended to facilitate the redevelopment by putting them back in a zone where their repairs will not require variances due to their current non-compliant status. It corrects an error & addresses safety issues and concerns about declining property standards. All repairs follow the normal permitting process.

Renovated properties in this area will be raised. This is NOT due to any change made by Margate City, but rather new flood regulations put in place by NJDEP. Integrity Marine's site is planning to move their building over 10 ft. to the south. Again, this is not to comply with Margate's regulations, but to comply with CAFRA (Coastal Area Facility Review Act) regulations.

HOW WAS RESIDENT INPUT CONSIDERED? Originally, the corrected zoning to the WSD district was to involve a much larger area of the bay. However, residents feared it would lead to development beyond what was already present so the Commissioners reduced the area corrected to cover only existing properties.

BULKHEAD REPLACEMENT UNDERWAY

Sections of the bulkhead area on Amherst Avenue were declared a high risk for possible failure last May and required immediate attention. City engineers and public works inspected the site and a course of action was developed.

The area of immediate concern was replaced and the bulkhead itself was raised to 8ft. to further protect the bay area properties from flooding.

The replaced area will allow for a wider pedestrian walkway. That is especially helpful as this is the site of the annual Fall Funfest By The Bay celebration and a popular place for locals to stroll.

Finish work will not be complete in time for this year's Fall Funfest celebration, but the immediate safety issue has been addressed and we are looking forward to the new, safer bulkhead and cleaner look coming soon!





Why was the bay area zoning changed in the first place at the site of the marinas?

The map is actually what was changed. The change was originally to create a more cohesive fixed line for zoning, the tax map and the bulkhead line. The original line was in the water.

MARGATE FALL FUNFEST
BY THE BAY
Amherst Ave. & the Bay

SEPTEMBER 22nd & 23rd
Saturday 11am-6pm
Sunday 11am-5pm

**Crafts • Food
Live Music
Amusements**

MISS NEW JERSEY 2018
Jaime Gialloredo
will be appearing at Funfest
SEPTEMBER 22, 1PM

COMING SOON!
Sunday SEPTEMBER 23
12-1

FUNFEST AFTER DARK
DEFINITELY NOT FOR KIDS...
AFTER DARK
MARGATE
Saturday September 22
8pm-11pm
Washington & Amherst Avenues
Margate City

WATSON'S CAFE
tomato's

WWW.MARGATEHASMORE.COM
More Information
Call 609-822-1129



Fall Funfest By The Bay is just one of many cooperative efforts between the City of Margate, the Margate Business Association and terrific sponsors. Don't Miss It!

ARE THE COMMISSIONER'S AVOIDING A BOARDWALK DISCUSSION?

The simple answer is NO. City representatives met with an informal group of residents who were promoting the idea of a boardwalk in Margate. Many representations were being made, but no detail was being circulated about how much money and time it would take to acquire the necessary ground, design the boardwalk, figure out the proper elevations and their effect on the new dune system and existing beach block properties, engineer the project, acquire and pay for permitting, bid the construction and bring it all together without causing a major tax increase. Low estimates by design professionals are circulating in the area of \$30 million. The City published the initial 7 page report from our engineers to help inform our residents about these important considerations. We are not making a judgement on the value of the project at this stage. Residents can review the report on our website – www.margate-nj.com. and offer their input.



SHRED-IT EVENT

November 17, 2018
PAPER ONLY

Public Works 101 N. Benson
9am—12 noon

NJ SENIOR TAX FREEZE APPLICATION 2018

Hotline—1-800-882-6597 or
www.state.nj.us for form PTR1 or
PTR2. Qualifying seniors or disabled
individuals only. October Deadline.
See official state website for details.

HOW CAN WE HELP YOU?

CONTACT INFORMATION -

TAX COLLECTOR - 609-822-2508
BUILDING DEPARTMENT - 609-822-1974 MU-
NICIPAL CLERK - 609-822-2605
POLICE & FIRE—911
NON-EMERGENCY POLICE— 609-822-1151

Mayor Michael Becker, Comm. John Amodeo &
Comm. Maury Blumberg - 609-822-0424
Richard Deaney, Administrator—609-822-0432

DEVELOPMENT IN OUR COMMUNITY—FINDING A BALANCE

Local news and online bloggers are putting out a lot of information about the proposed Boutique Hotel/Condo-tel overlay ordinance that is scheduled to be tabled at the next Commission meeting. Some information is accurate, some is close and some is way off target and makes quite a few unfair assumptions about the credibility of the process and the participants.

As was mentioned with the waterpark, ANY individual or group can come to our offices and seek preliminary information on a variety of projects to clarify process, costs or potential sustainability in our community. Applicants can also choose to go through preliminary submissions involving certain State requirements BEFORE submitting any application to the city. The Ventura site seems to have gone this route; working with the Save the Lucy Committee and others on State reviews in preparation for a possible application to the city. City officials were not involved in any aspect of this review process.

All potential projects MUST go through a state regulated process where official applications are reviewed for approval by one or more of our local professional boards (Planning, Zoning or the Commission). We are prohibited from making public disclosures about whether the boards in question would support or would not support any specific application. As a municipal entity we could be sued for any indication of having come to a decision without the benefit of hearing an application's merits. We simply cannot legally predetermine the outcome of any application, and certainly not one that we have not seen.

In this case, the idea of a boutique hotel/condo-tel is not new in Margate. It has been discussed off and on for years. Its development was a recommendation of the Planning Board's Master Plan process which indicated this type of controlled development would be a positive addition to Margate. We understand that this does not mean it would be desirable to everyone. We also understand that many did not participate in the numerous public hearings that the Planning Board held with Master Plan consultant Remington & Vernick. Perhaps being part of that process would have altered their view, perhaps not. However, we are determined that everyone should have the opportunity to ask their questions, learn about the legal process and consider the matter respectfully.

We all love Margate. The addition of anything new requires careful review and public input. However, the very existence of something which part of the population does not support does not translate into the automatic existence of a conspiracy. In this case, we again ask the public to understand that there is NO OFFICIAL APPLICATION SUBMITTED INVOLVING ANY HOTEL. When, and if there is, the legal process calls for public notification and input, and we will provide the public that opportunity. This process is designed to help all communities to find an acceptable balance. We welcome your participation and encourage your continuing input through the Planning Board as we find ours.