

Borough of Surf City
Governing Body Meeting Minutes

Mayor F. Hodgson called the meeting to order, reading the following statement. In compliance with the Open Public Meetings Act of the State of New Jersey, adequate notice of this meeting of the Borough Council has been provided to two newspapers, the Asbury Park Press and the Beach Haven Times.

The roll call reflected the following members present: Councilman Peter M. Hartney, Councilman William D. Hodgson, Councilman Lee Lieber, Councilman Gerry P. Little, Councilwoman Jacqueline L. Siciliano, and Mayor Francis R. Hodgson. Councilman Joe DeBenedetto was absent. Borough Superintendent Art Yahn, Chief Jack Casella, and CFO Michael Gross attended.

All present joined Mayor F. Hodgson in a salute to the Flag.

Councilman Hartney moved to approve the minutes of the August 13, 2025, meeting. Councilman Little seconded the motion. With a vote in the affirmative, the minutes were approved. The roll call reflected the following votes for approval: Mr. Hartney, Mr. Wm. Hodgson, Mr. Lieber, Mr. Little, and Mrs. Siciliano. Mr. DeBenedetto was absent.

Councilwoman Siciliano moved to open the public hearing for Ordinance 2025-06. Councilman Lieber seconded the motion. With a vote in the affirmative, the hearing was open to public comment. The roll call reflected the following votes for approval: Mr. Hartney, Mr. Wm. Hodgson, Mr. Lieber, Mr. Little, and Mrs. Siciliano. Mr. DeBenedetto was absent. There were no comments. Councilman Hartney moved to close the public hearing. Councilman Little seconded the motion. With a vote in the affirmative, the hearing was closed to public comment. The roll call reflected the following votes for approval: Mr. Hartney, Mr. Wm. Hodgson, Mr. Lieber, Mr. Little, and Mrs. Siciliano. Mr. DeBenedetto was absent.

Councilman Hartney moved to adopt Ordinance 2025-06. Councilwoman Siciliano seconded the motion. With a vote in the affirmative, Ordinance 2025-06 was adopted. Ordinance 2025-06 increases fees for beach badges.

ORDINANCE 2025-06

AN ORDINANCE AMENDING AN ORDINANCE ENTITLED "REVISED GENERAL ORDINANCES OF THE BOROUGH OF SURF CITY, COUNTY OF OCEAN, STATE OF NEW JERSEY, 2000," AS THE SAME IN CHAPTER 19, PERTAINS TO "PARKS, BEACHES AND RECREATIONAL AREAS."

The roll call reflected the following votes for approval: Mr. Hartney, Mr. Wm. Hodgson, Mr. Lieber, Mr. Little, and Mrs. Siciliano. Mr. DeBenedetto was absent.

Council President Wm. Hodgson moved to open the public hearing for Ordinance 2025-07. Councilman Lieber seconded the motion. With a vote in the affirmative, the hearing was open to public comment. The roll call reflected the following votes for approval: Mr. Hartney, Mr. Wm.

Hodgson, Mr. Lieber, Mr. Little, and Mrs. Siciliano. Mr. DeBenedetto was absent. There were no comments. Councilwoman Siciliano moved to close the public hearing. Councilman Hartney seconded the motion. With a vote in the affirmative, the hearing was closed to public comment. The roll call reflected the following votes for approval: Mr. Hartney, Mr. Wm. Hodgson, Mr. Lieber, Mr. Little, and Mrs. Siciliano. Mr. DeBenedetto was absent.

Councilman Hartney moved to adopt Ordinance 2025-07. Councilman Lieber seconded the motion. With a vote in the affirmative, Ordinance 2025-07 was adopted. Ordinance 2025-07 permits nonprofit organizations to use amplified sound and/or music for special events upon resolution of the Governing Body.

ORDINANCE 2025-07

AN ORDINANCE AMENDING AN ORDINANCE ENTITLED "REVISED GENERAL ORDINANCES OF THE BOROUGH OF SURF CITY, COUNTY OF OCEAN, STATE OF NEW JERSEY, 2000," AS THE SAME IN CHAPTER 4, PERTAINS TO "POLICE REGULATIONS."

The roll call reflected the following votes for approval: Mr. Hartney, Mr. Wm. Hodgson, Mr. Lieber, Mr. Little, and Mrs. Siciliano. Mr. DeBenedetto was absent.

Resolutions 2025-138 to 2025-145 were approved, as attached.

Mayor F. Hodgson read the July 2025 Municipal Court and CFO reports.

Councilman Lieber presented the August 2025 police department statistical report. The Surf City Police Department will host its annual Trunk or Treat on October 25, 2025, from 5:00 p.m. to 7:00 p.m.

Councilman Hartney provided the beach patrol report for Councilman DeBenedetto. This season was the warmest for ocean temperatures. Last year was the coldest.

Council President Wm. Hodgson read the sanitary landfill analysis and recycling report for August 2025.

Councilwoman Siciliano read the Streets & Roads DPW report for August 2025. We approved nine streets for reconstruction under the ARPA funding. We will hold a pre-construction meeting with the contractor, followed by a public meeting for those affected by the construction. The 12th & 13th Street bulkheads are currently being reconstructed. On August 20th, she and Councilman DeBenedetto met with Congressman Van Drew to discuss funding for beach replenishment. He clarified some misinformation about funding and is seeking to establish a permanent fund for replenishment.

Councilman Hartney reported the beach badge sales. The 14th Season of the Bay program has ended. Over the course of the season, 390 people attended. He further explained how funding works for beach replenishment. He will reach out to the Senate for a follow-up discussion. Another area of concern is the NJ DEP PACT REAL RULE that is set to be enacted by next summer. The rule requires an additional 4 feet of elevation and includes a clause for "dry access."

This means that elevators will not be permitted to be installed below the Base Flood Elevation. The rule was created by flawed data from Rutgers instead of using FEMA data. Public comments are due by September 19, 2025.

Mayor F. Hodgson entertained a motion to submit a resolution vehemently opposing this new rule. Councilman Hartney moved to approve the motion. Council President Wm. Hodgson seconded the motion. With a vote in the affirmative, Resolution 2025-146 was approved. The roll call reflected the following votes for approval: Mr. Hartney, Mr. Wm. Hodgson, Mr. Lieber, Mr. Little, and Mrs. Siciliano. Mr. DeBenedetto was absent.

Councilman Little provided the August 2025 water and sewer report. He thanked the Mayor, Council, Administrator, Superintendent, and Water & Sewer Foreman for getting us through the summer. Well 7 has been diagnosed and addressed. We are doing a manhole inspection program. There are three employees in the water and sewer department. Two of them are enrolled in classes. Councilman Little spoke about the anniversary of 9/11. Ocean County lost 13 soldiers in the War on Terror. He has met with most of their families. Next year will be the 25th anniversary and the 250th anniversary of our country.

Mayor F. Hodgson spoke about the emergency valve work that took place on N. 2nd Avenue and provided a history of naming Schoderer Avenue.

Nancy Gillmer has requested a memorial bench to be located at N. 3rd and the Bay in memory of her parents, John and Carol Bergen. Robert Remling has also asked that a memorial bench be placed at N. 2nd and the Bay in memory of his life, Desiree. Councilwoman Siciliano moved to approve the request. Councilman Lieber seconded the motion. With a vote in the affirmative, the request was approved. The roll call reflected the following votes for approval: Mr. Hartney, Mr. Wm. Hodgson, Mr. Lieber, Mr. Little, and Mrs. Siciliano. Mr. DeBenedetto was absent.

Greg O'Connell from the Association of Surf Angling Clubs is requesting to host a fishing tournament and waive beach buggy fees for participants on October 11, 2025, from 5:30 am to 2:00 pm. Councilman Hartney moved to approve the request. Council President Wm. Hodgson seconded the motion. With a vote in the affirmative, the request was approved. The roll call reflected the following votes for approval: Mr. Hartney, Mr. Wm. Hodgson, Mr. Lieber, Mr. Little, and Mrs. Siciliano. Mr. DeBenedetto was absent.

Councilman Hartney moved to pay the bills. Councilman Little seconded the motion. The bills were approved for payment. The roll call reflected the following votes for approval: Mr. Hartney, Mr. Wm. Hodgson, Mr. Lieber, Mr. Little, and Mrs. Siciliano. Mr. DeBenedetto was absent.

Mayor F. Hodgson called for any comments from the public.

Ron Fiore asked for more information about the NJDEP PACT REAL RULE.

Mayor F. Hodgson spoke about conversations he has had with the Congressman about the flood insurance requirements. Are the rules applied to New Orleans, New York City, and the Mississippi Valley? Our area is also under further scrutiny with service line inspections. Surf City

will have to replace the lines at its own expense, while Newark received grant money for the same purpose.

Councilman Little moved to adjourn the meeting. Councilwoman Siciliano seconded the motion. With a vote in the affirmative, the meeting was adjourned. The roll call reflected the following votes for approval: Mr. Hartney, Mr. Wm. Hodgson, Mr. Lieber, Mr. Little, and Mrs. Siciliano. Mr. DeBenedetto was absent.

Respectfully submitted,



Christine Hannemann, RMC/CMR/QPA

Borough Clerk/Administrator

RESOLUTION 2025-138

BOROUGH OF SURF CITY, COUNTY OF OCEAN REQUESTING APPROVAL OF
ITEMS OF REVENUE AND APPROPRIATIONS.

WHEREAS NJS 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for an equal amount,

NOW, THEREFORE, BE IT RESOLVED, that the Council of the Borough of Surf City in the County of Ocean, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 for \$40,000.00., which is now available from the Community Development Block Grant for \$40,0000.00.

BE IT FURTHER RESOLVED that the like sum of \$40,0000.00 is hereby appropriated under the caption Handicap Beach Access and Accessibility Equipment; and

BE IT FURTHER RESOLVED that the above is the result of funds from the Community Development Block Grant for \$40,0000.00.

CERTIFICATION

I, CHRISTINE HANNEMANN, Municipal Clerk of the Borough of Surf City, do hereby certify the foregoing to be a true and exact copy of a resolution duly adopted by the Governing Body at a meeting held on September 10, 2025.



CHRISTINE HANNEMANN, RMC/CMR/QPA
Municipal Clerk/Administrator

Method	Approved			Denied	Carried		
	Roll Call						
Council Member	Moved	Second	Ayes	Nays	Abstain	Absent	Note
DeBenedetto						✓	
Hartney			✓				
Wm. Hodgson	✓		✓				
Lieber			✓				
Little		✓	✓				
Siciliano			✓				

RESOLUTION NO. 2025-139

RESOLUTION OF THE BOROUGH OF SURF CITY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AWARDED A CONTRACT TO ARAWAK PAVING CO., INC. FOR THE 2025 AMERICAN RESCUE PLAN - DRAINAGE AND FLOOD IMPROVEMENT PROJECT S. 3RD ST., S. 2ND ST., BAY TERRACE, S. 1ST ST., N. 2ND ST., N. 4TH ST., N. 9TH ST., N. 11TH ST., AND NO. 12TH ST.,

WHEREAS, the Borough of Surf City duly advertised for the receipt of bids for the 2025 American Rescue Plan - Drainage and Flood Improvement Project S. 3rd St., S. 2nd St., Bay Terrace, S. 1st St., N. 2nd St., N. 4th St., N. 9th St., N. 11th St. and N. 12th St.; and

WHEREAS, in response to the invitation to bidders, four (4) bids were received on September 3, 2025; and

WHEREAS, the bids were reviewed by the Borough Engineer and it has been determined that Arawak Paving Co., Inc. has submitted the lowest responsible bid in accordance with the bid specifications, said bid being \$1,243,000.00; and

WHEREAS, it is the desire of the governing body to award a contract for the 2025 American Rescue Plan - Drainage and Flood Improvement Project S. 3rd St., S. 2nd St., Bay Terrace, S. 1st St., N. 2nd St., N. 4th St., N. 9th St., N. 11th St. and N. 12th St.; to Arawak Paving Co., Inc. the lowest responsible bidder.

NOW, THEREFORE BE IT RESOLVED by the governing body of the Borough of Surf City, County of Ocean, State of New Jersey, as follows:

1. That the governing body does hereby award a contract for the 2025 American Rescue Plan - Drainage and Flood Improvement Project S. 3rd St., S. 2nd St., Bay Terrace, S. 1st St., N. 2nd St., N. 4th St., N. 9th St., N. 11th St. and N. 12th St.; to Arawak Paving Co., Inc at \$1,243,000.00.

2. That the Mayor and Municipal Clerk are hereby authorized to execute a contract with Arawak Paving Co., Inc. in accordance with the bid submitted by Arawak Paving Co., Inc and the bid specifications.

3. The governing body of the Borough of Surf City has reviewed and hereby approves the plans and specifications for the 2025 American Rescue Plan - Drainage and Flood Improvement Project S. 3rd St., S. 2nd St., Bay Terrace, S. 1st St., N. 2nd St., N. 4th St., N. 9th St., N. 11th St. and N. 12th St.; Said plans were prepared by Owen, Little & Associates, licensed professional engineer, duly retained by the municipality and were developed in accordance with all applicable New Jersey Department of Environmental Protection (NJDEP) Regulations and Storm Water Management Standards.

4. That a certificate of availability of funds executed by the Chief Financial Officer is annexed hereto. The following are the line-item appropriations or ordinances which constitute the availability of funds for this contract: 04-58-915-931.

5. That a certified copy of this resolution, together with a copy of the contract between the parties, be forwarded to the Chief Financial Officer and to Municipal Maintenance Company.

CERTIFICATION

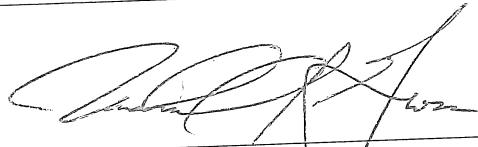
I, CHRISTINE HANNEMANN, Clerk of the Borough of Surf City, do hereby certify that the foregoing resolution was duly adopted by the Borough of Surf City at a meeting held on the 10th day of September, 2025.


CHRISTINE HANNEMANN, RMC/CMR/QPA
Borough Clerk, Borough of Surf City

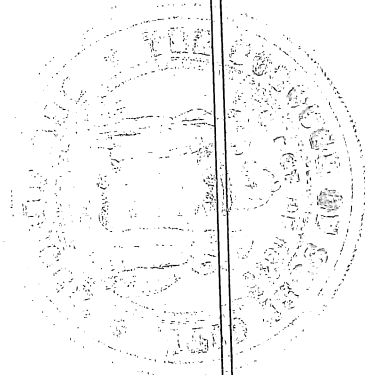
CERTIFICATE OF AVAILABILITY OF FUNDS

I, Michael Gross, Chief Financial Officer for the Borough of Surf City do hereby certify that adequate funds are available for a contract for the 2025 American Rescue Plan - Drainage and Flood Improvement Project S. 3rd St., S. 2nd St., Bay Terrace, S. 1st St., N. 2nd St., N. 4th St., N. 9th St., N. 11th St. and N. 12th St.; to Arawak Paving Co., Inc at \$1,243,000.00.

The funds which are available for this contract are found in the following line-item appropriations or ordinances: C-04-55-915-931.



MICHAEL GROSS
 Chief Financial Officer, Borough of Surf City



DASTI, McGUCKIN
McNICHOLS, CONNORS
ANTHONY & BUCKLEY
 COUNSELLORS AT LAW
 620 WEST LACEY ROAD
 FORKED RIVER, N.J. 08731

Method	Approved			Denied	Carried		Note
	Moved	Second	Ayes	Nays	Abstain	Absent	
Council Member							
DeBenedetto						✓	
Hartney			✓				
Wm. Hodgson		✓	✓				
Lieber			✓				
Little			✓				
Siciliano	✓		✓				

RESOLUTION 2025-140

WHEREAS Surf City Borough is a member of the Ocean County Municipal Joint Insurance Fund; and

WHEREAS, said renewed membership terminates as of December 31, 2025, unless earlier renewed by agreement between the Municipality and the Fund; and

WHEREAS, the Borough desires to renew membership; and

NOW THEREFORE, BE IT RESOLVED as follows:

1. Surf City hereby renews its membership in the Ocean County Municipal Joint Insurance Fund for a three (3) year period, beginning January 1, 2026, and ending January 1, 2029.
2. The Surf City Borough hereby ratifies and reaffirms the Indemnity and Trust Agreement, Bylaws, and other organizational and operational documents of the Ocean County Municipal Joint Insurance Fund as from time to time amended and altered by the Department of Insurance in accordance with the Applicable Statutes and administrative regulations as if each and every one of said documents were re-executed contemporaneously herewith.
3. Surf City Borough agrees to be a participating member of the Fund for the period herein provided for and to comply with all of the rules and regulations and obligations associated with said membership.

CERTIFICATION

I, CHRISTINE HANNEMANN, Municipal Clerk of the Borough of Surf City, do hereby certify the foregoing to be a true and exact copy of a resolution duly adopted by the Governing Body at a meeting held on September 10, 2025.



CHRISTINE HANNEMANN, RMC/CMR/QPA
Municipal Clerk/Administrator

Method	Approved			Denied		Carried		Note
	Moved	Second	Ayes	Nays	Abstain	Absent		
Council Member								
DeBenedetto						✓		
Hartney		✓	✓					
Wm. Hodgson	✓		✓					
Lieber			✓					
Little			✓					
Siciliano			✓					

RESOLUTION 2025-141

WHEREAS, the Borough receives escrow bonds posted for professional fees, performance guarantees, and inspection fees, and

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Surf City that the following listed escrow bonds be released to the corresponding applicants with the balances to be released to the Borough of Surf City.

<u>Applicant</u>	<u>Block & Lot</u>	<u>Type</u>	<u>Posted Amount</u>	<u>Amount to Applicant</u>	<u>Amount to Borough</u>
J. Stewart Von Oehsen	B 44 L 4	Professional	\$1,512.30	0	\$1,512.30

CERTIFICATION

I, CHRISTINE HANNEMANN, Municipal Clerk of the Borough of Surf City, do hereby certify the foregoing to be a true and exact copy of a resolution duly adopted by the Governing Body at a meeting held on September 10, 2025.


 CHRISTINE HANNEMANN, RMC/CMR/QPA
 Municipal Clerk/Administrator

Method	<div style="display: flex; justify-content: space-around;"> Approved Denied Carried </div> Roll Call						
	Moved	Second	Ayes	Nays	Abstain	Absent	Note
DeBenedetto						✓	
Hartney		✓	✓				
Wm. Hodgson	✓		✓				
Lieber			✓				
Little			✓				
Siciliano			✓				

RESOLUTION 2025-142

WHEREAS, the Governing Body of the Borough of Surf City, under N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), may by resolution and without advertising for bids, purchase any goods or services under the direction of the Qualified Purchasing Agent; and

WHEREAS, under Ordinance 2-11.2, the purchase may be issued over the amount of \$2,000 with the approval of the Mayor & Council and

NOW, THEREFORE, BE IT RESOLVED by the Borough of Surf Governing Body that the Department of Finance issue the final purchase orders for the following items in the corresponding approximate amounts.

	<u>Department</u>	<u>Approx. Amount</u>	<u>Vendor</u>
Replacement Motor Well 6	Water & Sewer	\$10,896.00	A.C. Schultes

CERTIFICATION

I, CHRISTINE HANNEMANN, Municipal Clerk of the Borough of Surf City, do hereby certify the foregoing to be a true and exact copy of a resolution duly adopted by the Governing Body at a meeting held on September 10, 2025.

Christine Hannemann

CHRISTINE HANNEMANN, RMC/CMR/QPA
Municipal Clerk/Administrator

Method	<u>Approved</u> Denied Carried						
	Roll Call						
Council Member	Moved	Second	Ayes	Nays	Abstain	Absent	Note
DeBenedetto						✓	
Hartney			✓				
Wm. Hodgson		✓	✓				
Lieber			✓				
Little	✓		✓				
Siciliano			✓				

RESOLUTION 2025-143

NOW, THEREFORE, BE IT RESOLVED that authorization be and is hereby given to Mayor Hodgson to proceed with sending his 2025 Fall letter to the Borough taxpayers.

CERTIFICATION

I, CHRISTINE HANNEMANN, Municipal Clerk of the Borough of Surf City, do hereby certify the foregoing to be a true and exact copy of a resolution duly adopted by the Governing Body at a meeting held on September 10, 2025.



CHRISTINE HANNEMANN, RMC/CMR/QPA

Municipal Clerk/Administrator

Method	Approved			Denied	Carried		
	Roll Call						
Council Member	Moved	Second	Ayes	Nays	Abstain	Absent	Note
DeBenedetto						✓	
Hartney			✓				
Wm. Hodgson	✓		✓				
Lieber			✓				
Little		✓	✓				
Siciliano			✓				

RESOLUTION 2025-144

WHEREAS, the PTA Long Beach Island have applied for a license for a calendar raffle to take place at 3:00 pm on the following dates:

11/11/2025 11/18/2025 11/25/2025 12/2/2025 12/9/2025 12/16/2025
12/23/2025 1/6/2026 1/13/2026 1/20/2026

WHEREAS, pursuant to N.J.A.C. 13:45-2.1, the PTA Long Beach Island has obtained ID number 454-5-29648 from the Legalized Games of Chance Control Commission and

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Surf City that license 25-13 be issued for a calendar raffle to take place at 3:00 pm on the following dates:

11/11/2025 11/18/2025 11/25/2025 12/2/2025 12/9/2025 12/16/2025
12/23/2025 1/6/2026 1/13/2026 1/20/2026

BE IT FURTHER RESOLVED that the Municipal fee for said license be and is hereby waived per Ordinance 95-4.

CERTIFICATION

I, CHRISTINE HANNEMANN, Municipal Clerk of the Borough of Surf City, do hereby certify the foregoing to be a true and exact copy of a resolution duly adopted by the Governing Body at a meeting held on September 10, 2025.



CHRISTINE HANNEMANN, RMC/CMR/QPA
Municipal Clerk/Administrator

Method	Approved			Denied	Carried		
	Roll Call						
Council Member	Moved	Second	Ayes	Nays	Abstain	Absent	Note
DeBenedetto						✓	
Hartney			✓				
Wm. Hodgson			✓				
Lieber		✓	✓				
Little			✓				
Siciliano	✓		✓				

RESOLUTION 2025-145

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Surf City that the applications for probationary membership in the Surf City Volunteer Fire Co. as submitted by Morgan Garabedian and Robert Remling are hereby approved.

CERTIFICATION

I, CHRISTINE HANNEMANN, Municipal Clerk of the Borough of Surf City, do hereby certify the foregoing to be a true and exact copy of a resolution duly adopted by the Governing Body at a meeting held on September 10, 2025.



CHRISTINE HANNEMANN, RMC/CMR/QPA
Municipal Clerk/Administrator

Method	Approved			Denied	Carried		
	Roll Call						
Council Member	Moved	Second	Ayes	Nays	Abstain	Absent	Note
DeBenedetto						✓	
Hartney							Recuse
Wm. Hodgson	✓		✓				
Lieber			✓				
Little		✓	✓				
Siciliano			✓				

RESOLUTION 2025- 146

WHEREAS, As active partners in NJDEP's Resilient Long Beach Island initiative, our municipalities remain committed to advancing strategies rooted in both climate science and local expertise. I urge NJDEP to work with us in crafting rules that are practical, flexible, and supportive of resilient redevelopment that enhances — rather than diminishes — the safety, economic vitality, and sustainability of our island.

WHEREAS, The proposal applies the Inundation Risk Zone (IRZ) (proposed N.J.A.C. 7:13-3.6) to lands projected to be inundated by tidal flooding by 2100, combined with a Climate Adjusted Flood Elevation (CAFE) of +4 feet above FEMA Base Flood Elevation (BFE) (N.J.A.C. 7:13-12.6(b), as amended by 57 N.J.R. 1340(a)). With most of our island at a grade elevation of five feet or less, these provisions will affect nearly every property across Long Beach Island and,

WHEREAS, For barrier islands like ours, these combined standards will:

- Severely limit the ability to redevelop homes, businesses, and public facilities;
- Impose heightened construction costs beyond the reach of many property owners;
- Create unintended “no-build” situations, even after the removal of the IRZ from the 3% impervious cover limit (57 N.J.R. 1340(a), deleting proposed N.J.A.C. 7:7E-3.4(b)3); and
- Result in piecemeal elevation, where only a few properties meet the standards while neighboring homes remain significantly lower — an impractical and unsafe outcome without billions in coordinated funding to elevate the entire island simultaneously and,

WHEREAS, Responsible redevelopment — including appropriate lot fill and elevation of existing structures — has been the most effective way for our communities to reduce flood impacts for more than a decade. These proposed rules instead discourage investment and leave existing, non-compliant structures at risk, rather than encouraging mitigation or safe reconstruction and,

WHEREAS, The proposal removes Coastal Center designations and reclassifies barrier islands as Environmentally Sensitive Areas under N.J.A.C. 7:7-13.2(b), disregarding decades of coordinated planning under CAFRA and the Coastal Zone Management Rules. It also expands riparian zones into bay-side developed areas (N.J.A.C. 7:13-4.1(c)), meaning that routine property maintenance — such as bulkhead repairs, dock replacements, and vegetation management — and even minor land disturbances would now require lengthy, expensive permitting processes and,

WHEREAS, Long Beach Island is not an undeveloped barrier island tract; it is a fully developed, long-established, and high-density community with critical infrastructure, businesses, and year-round and seasonal residences. The Island must continually maintain,

upgrade, and adapt its infrastructure and properties to ensure the safety, functionality, and livability of the community for residents, visitors, and the economy that sustains it. Applying standards designed for rural or undeveloped lands is both inappropriate and unworkable and,

WHEREAS, Cumulatively, these changes will:

- Reduce property values and erode municipal tax bases, limiting funding for public safety, stormwater improvements, and shoreline protection;
- Delay or prevent critical infrastructure upgrades — including roads, utilities, and public facilities — which are essential for safe evacuation routes (N.J.A.C. 7:13-12.7(b) limits critical infrastructure in the IRZ except under narrow circumstances);
- Increase overall flood risk, as owners defer or abandon needed upgrades due to costs and regulatory uncertainty; and
- Negatively impact tourism and the economy that sustains our communities and,

WHEREAS, We urge NJDEP to revise the REAL and FHACA amendments to:

- Recognize the built status of barrier islands and preserve reasonable redevelopment allowances in N.J.A.C. 7:7 (Coastal Zone Management);
- Exclude fully developed bayfront areas from expanded riparian zone requirements (N.J.A.C. 7:13-4.1(c));
- Provide flexibility in applying CAFE standards for non-critical structures (N.J.A.C. 7:13-12.6(b)); and
- Coordinate regulatory updates with municipal master plans and hazard mitigation plans. Barrier islands such as ours are at the forefront of climate change adaptation. Achieving success will require regulations that are both practical and flexible, supporting resilient redevelopment rather than inflexible restrictions that may increase vulnerability for residents and infrastructure, and,

WHEREAS, all of these communities of Long Beach Island share the goal of improving resilience to flooding and climate change, the proposed rules are overly restrictive, misaligned with the realities of developed barrier island communities, and will create serious unintended consequences for the safety, economy, and long-term sustainability of our island, and

WHEREAS, Long Beach Island communities have been leaders in coastal resiliency and flood adaptation. Our track record shows that collaborative, science-driven, and practical approaches can deliver measurable results. The current proposal, however, threatens to undercut these efforts and impede further progress, so,

THEREFORE BE IT RESOLVED that the Mayor and Governing Body of the Borough of Surf stand in vehement opposition to the proposed rule of the REAL and NJPACT and that the rule process be terminate, the proposed rule be laid aside and,

BE IT FURTHER RESOLVED, that the State of NJ department of Environmental Protection honestly and actively engage the local communities, inclusive of the Borough of Surf City in this critical dialogue to achieve our shared goals of resilience and long-term sustainability.

CERTIFICATION

I, CHRISTINE HANNEMANN, Municipal Clerk of the Borough of Surf City, do hereby certify the foregoing to be a true and exact copy of a resolution duly adopted by the Governing Body at a meeting held on September 10, 2025.



CHRISTINE HANNEMANN, RMC/CMR/QPA
Municipal Clerk/Administrator

Method	<div style="border: 1px solid black; border-radius: 50%; padding: 2px; display: inline-block;">Approved</div> Denied Carried						
	Roll Call						
Council Member	Moved	Second	Ayes	Nays	Abstain	Absent	Note
DeBenedetto						✓	
Hartney	✓		✓				
Wm. Hodgson		✓	✓				
Lieber			✓				
Little			✓				
Siciliano			✓				

