



PROJECT UPDATES

March 19, 2026

New Community Center

Following an asbestos removal process, Sea Isle City's former public-school building at 4501 Park Road was demolished in the spring of 2023. During the summer of 2023, surcharge soil was placed on the property as part of Phase 1 Site Preparations for the future Community Center. Then, after a four-month review process of our construction documents by the New Jersey State Comptroller's Office, the project went out to bid; and on February 27, 2024, City Council awarded a contract in the amount of \$21,093,000 to Ernest Bock & Sons, of Philadelphia, for the construction of the Community Center.

On March 5, 2024, a pre-construction meeting took place, attended by numerous representatives from Bock & Sons, as well as Architect Henry Hengchua, the Project Managers, Mayor Desiderio, the City's Business Administrator, and several other City officials. In April 2024, Bock & Sons began to mobilize equipment on the site. Next, an electric service pole was installed, test pilings were driven, unwanted vegetation and debris were removed, storm water drainage pipes were installed, underground utility work took place around the perimeter of the building, and the installation of more than 520 foundation pilings was completed.

The building's structural support flooring system was installed, and the garage's concrete flooring (under the building) was poured. The steel beams for the building's superstructure have been installed, and the cement block elevator shaft and emergency stairwell shafts were constructed.

The installation of the roof was completed, and the roof-top HVAC units have been installed. Waterproofing efforts are completed, the building's exterior windows have been installed, and the building is "watertight." The installation of the decorative cornice molding along the exterior roofline has been completed. The installation of the building's exterior brick siding is completed, and the installation of accent tiles on the building's exterior is completed.

The cement for the building's ADA ramp and front steps has been poured. The building's glass front doors have been installed, and the lobby's interior doorway vestibule is constructed. Work on the exterior front entrance "canopy" is completed.

The interior stud walls were installed, and the installation of the building's insulation and sheet rock walls was completed. The installation of interior windows and doors was completed (in hallways, etc.).

Interior painting is completed (except for some touch-up work, which continues); and the gym's ceiling and the ceiling over the stage have been painted. Decorative accents on the walls (wallpaper and tiling) have been installed in several areas.

Installation of the fire suppression and fire alarm system is completed. The HVAC system is installed and has been activated. Installation of security system and cameras is completed.

Framework for the stage in the main meeting room has been completed, and the installation of other stage components is completed. The installation of drop ceiling framework is completed, and the ceiling tiles are in place. The Golf Simulator Room and "Wall Ball" Room have been framed, and the Golf Simulator and Wall Ball (Multi Ball) Systems have been installed.

The installation of ceramic tiles has been completed in the bathrooms and changing rooms, and the application of tile-grout is completed. The bathroom floors are in place, and the installation of toilets, urinals, sinks and

bathrooms stalls is completed. The building's water fountains are in place, and the plumbing system is operational.

The gymnasium's basketball backboards and hoops have been installed. The stairway connecting the gymnasium and the building's upper level has been constructed. The elevated walking track's railing has been installed, and sound-reduction panels are in place in the gymnasium, around the walking track and in the lobby. Installation of safety cushions on the walls of the gym has been completed. The gym's two scoreboards are in place. The gym's flooring system and the bleachers have been installed.

Decorative metal roofing materials are in place over the lobby's interior vestibule and interior overhang leading to the exterior patio. Work on the building's sound system, AV system and interior lighting systems is completed.

Installation of millwork cabinetry is completed, and installation of countertops in various rooms is completed. The kitchen's tile backsplash has been installed, and the kitchen appliances have been delivered. Carpeting is in place in the office area and in the second-floor meeting room. "Sea Isle City Recreation" lettering is in place in the office area.

The cushioned flooring for the elevated walking track and the adjacent "warm up" area is in place. The vinyl flooring in the Main Meeting Room, Kitchen, Arts-and-Crafts room and Quiet Room have been installed. Electronic message boards are in place in the lobby. The flooring in the Fitness Classroom is in place, and the installation of mirrors and the ballet bar on the Fitness Classroom walls has been completed.

The floor of the parking garage has been top-coated with an epoxy finish. Installation of the security fencing in the parking garage is completed, and the parking garage's retractable security gates are in place. Installation of the handrails on the exterior ADA ramps is completed.

The building's emergency stairways are constructed and work in the stairwells is completed. The gas meter was installed, and the "above ceiling" inspections have taken place on the first and second levels. The building's exterior lights are in place. The parking spaces in the garage have been striped; and the exterior parking lot has been asphalted and striped.

"Community Center" lettering has been installed on the building's exterior façade (facing Central Avenue), a solar-powered flagpole has been installed near the front steps, and the installation of the painted stripes on the gymnasium floor has been completed. Decorative "Sea Isle City" lettering has been applied to the gym floor.

Exterior cement work is completed. Topsoil has been spread in preparation of the installation of landscaping components. New trees for the landscaping have been delivered, and the installation of the garden irrigation system has been installed. Planting new trees and shrubs has begun, and other landscaping work continues.

City employees have begun training to learn how the building's various components work (ex: the HVAC system, gymnasium, stage / sound system, information monitors, lighting etc.).

The installation of tile flooring in the lobby has been completed and additional tile flooring in several remaining areas will be completed soon. "Finish work" and addressing punch list items continues.

After encountering some delays with parts necessary for construction of the elevator (which delayed our move-in date), installation of the elevator has been completed, and the elevator has passed state inspection. Additionally, the mechanical "lift" that is adjacent to the stage has passed state inspection.

The Community Center's Grand Opening / Ribbon Cutting Ceremony will take place on the building's front steps on Saturday, March 28, at 12 noon, after which everyone is welcome to enter the facility and explore the Community Center's many amenities.

PLEASE NOTE: The safety fencing around the perimeter of the property has been removed, and the sidewalks around the property are now open to pedestrians. As always, please use caution when driving or walking near the Community Center – and anywhere in Sea Isle City.

The photos below of the Community Center's gymnasium (top photo) and second-floor meeting room were taken on March 19...



Promenade Lighting Phase 2

On December 23, 2025, City Council awarded a contract in the amount of \$1,272,392.00 to Hughes Electric Company, of Pleasantville, NJ, for the installation of new light poles along the Promenade. A preconstruction meeting was held on January 14, 2026. This project is a continuation of the previous Promenade lighting project and will result in new light poles being installed from 29th to 35th Street and 44th to 57th Street. Saw cutting has started at 57th Street and is proceeding North on the Promenade.

55th Street Roadway Construction

On September 9, 2025, City Council awarded a contract in the amount of \$506,877.50 to South State Inc., of Bridgeton, NJ, for roadway reconstruction of 55th Street, from Landis Avenue to Roberts Avenue. Concrete work is completed, and road grading is underway. Drainage work will be completed soon. Paving and final grading have started. The photo below of 55th Street (looking west from Landis Avenue) was taken on March 19...



Promenade Improvements / Boardwalk Preservation Fund

On August 26, 2025, City Council awarded a contract in the amount of \$1,344,967 to Channel Marine Construction, of Clermont, NJ, for improvements to Sea Isle City's Promenade, including replacing and improving bulkheads at various locations, upgrading several street-end ramps and installing new ADA ramps at 32nd and 40th Street. The construction of an ADA Ramp at 47th Street was also added to this project. A preconstruction meeting for this project was held on September 16, 2025. Construction is underway, and cap repairs continue at various locations. Currently, work is in progress between JFK Boulevard and 42nd Street. Please expect temporary closures of the Promenade as work on this project continues (closures will typically be one-to-three blocks at a time). Work on this project will continue into the spring and will be fully completed by Memorial Day.

Please Note: The Contractor has confirmed that the entire Promenade will be open to pedestrians during Easter weekend.

Storm Sewer Improvements

On August 12, 2025, City Council awarded a contract in the amount of \$880,892.00 to Fred M. Schiavone Construction, of Malaga, NJ, for the installation of new drainage pipes along Central Avenue (43rd to 46th Street) and 46th Street (Central Avenue to Park Road) to make drainage more efficient in that area. A preconstruction meeting for this project was held on August 26. Construction has taken place along 46th Street and continues on Central Avenue. Please look for road closures in the work area. The photo below of Central Avenue (looking north from 46th Street) was taken on March 19...



County Drainage Construction on 55th Street (Landis Avenue to Roberts Avenue)

The County has completed work on the outfall upgrades along 55th Street. This work involved the construction of a new 36-inch outfall pipe that will take runoff from the Landis Avenue watershed and discharge into the meadow (wetlands) at the street-end. The existing city drainage system will remain in place but will be upgraded in size at Roberts Avenue. Both parallel systems will discharge into a new valve chamber that will be constructed at the street-end. Check-valves will prevent tidewater from backing up into the system. The installation of the new precast concrete valve chamber has been completed. This project has been completed.

Excursion Park Lighting

On July 22, 2025, City Council awarded a contract in the amount of \$176,048.75 to Lee-Way Electrical, of Buena, NJ, for the installation of two new light poles at Excursion Park that will illuminate the park's lawn when needed during special events. A preconstruction meeting was held on August 12, 2025. Construction on this project is underway. The photo below of Excursion Park (showing the future locations of the two new light poles, surrounded by orange safety fencing) was taken on March 19...



County Drainage Construction 32nd Street and Landis Avenue

In conjunction with the 55th Street Drainage Project (detailed above), the County is also making drainage improvements along Landis Avenue from 31st Street to 33rd Street. New stormwater piping has been installed on 32nd Street with a larger trunkline also included, and this line will discharge into the meadow (wetlands) at Central Avenue, replacing the existing point of discharge. The new outfall was constructed and equipped with a tidal check-valve. The outfall is protected from erosion through the construction of a steel sheet retaining wall. Landis Avenue and 32nd Street have been paved. This project has been completed.

55th Street Water Distribution System Replacement

On December 24, 2024, City Council awarded a contract in the amount of \$234,711.50 to Gemini General Contracting, of Mullica Hill, NJ, for the replacement of the water system on 55th Street. A preconstruction meeting took place on January 15, 2025. Work on this project was coordinated with the county drainage project on 55th Street. Replacement of the water main and water service replacements has been completed. This project has been completed.

Roadway Reconstruction – Cini Avenue

On November 12, 2024, City Council awarded a contract in the amount of \$322,293.05 to South State, Inc., of Bridgeton, New Jersey, for the repaving of Cini Avenue from JFK Boulevard to 36th Street. “Test Holes” were dug to mark underground utilities. Drainage work has been completed. The concrete work and paving have been completed. This project has been completed.

Roadway Reconstruction - various streets

On August 13, 2024, City Council awarded a contract in the amount of \$656,129.00 to Think Pavers, of Mt. Royal, NJ, for the reconstruction of:

- 38th Street (Landis Avenue to Central Avenue)
- 58th Street (Landis Avenue to Central Avenue)
- 59th Street (Central Avenue to Sounds Avenue)
- Sounds Avenue (59th Street to the Dealy Field Kayak Launch & Hockey Court)

A preconstruction meeting took place on September 11, 2024. Concrete work and all paving related to this project have been completed. The contractor has painted the parking lines where needed (including the handicapped spaces by the Kayak Launch). This project has been completed.

75th Street Bulkhead

On June 11, 2024, City Council awarded a contract in the amount of \$281,050 to R. A. Walters & Sons, Inc., of Cape May Court House, NJ, for the replacement of the bulkhead at 75th Street and the bay. The installation of the bulkhead and street-end paving have been completed. This project has been completed, including the installation of the Bollards.

Storm Sewer Repair – 324 45th Place

On March 26, 2024, City Council awarded a contract in the amount of \$66,010 to Think Pavers, of Mt. Royal, NJ, for the repair and replacement of the storm sewer, which (by an easement) runs through the above referenced property. A preconstruction video was completed. Work on this project has been completed.

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