

CITY OF SEA ISLE CITY

**PLANNING BOARD**

AGENDA of Regular Meeting

Monday, JULY 10<sup>th</sup>, 2023, 7:00 pm

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. OPEN PUBLIC MEETINGS ACTS STATEMENT**

*In accordance with the provisions of the New Jersey Open Public Meetings Act, Chapter 231 of the Public Laws of 1975, the Sea Isle City Planning Board caused notice of the date, time, and place of this meeting to be posted on the City Clerk's Bulletin Board at City Hall and published in the Atlantic City Press and/or Ocean City Sentinel.*

**4. ROLL CALL**

_____ Patricia Urbaczewski, Chairperson	_____ Rodney Greco
_____ Antimo Ferrilli, Vice Chairperson	_____ Donna Miller
_____ Michael Baldini	_____ Frances Steelman
_____ Philip Bonifazi	_____ Alt. #1 Michael O'Neill
_____ Mayor Leonard C. Desiderio	_____ Alt #2
_____ Councilman Frank Edwardi	

**5. NEW BUSINESS**

❖ **PLANNING BOARD RE-ORGANIZATION for 2023 - 2024**

- Appoint/ Re-appoint Board Members and Board Professionals.
- Approve Planning Board Meetings (& Work Sessions) Schedule for Calendar Year July 1, 2023, thru June 30, 2024.

❖ **APPLICANT: SIR DEVELOPMENT, LLC.** (Minor Sub-Division Approval)

*Property:* 3900 – 3904 Central Avenue / Block 39.04 / Lot(s) 23 & 24 / Zone R-2

*Proposed:* to reposition lots that currently front Central Avenue to create two (2) individual 6,050 square foot lots proposed to front 39<sup>th</sup> Street

*Relief Sought:* for Minor Sub-Division Approval

**6. RESOLUTIONS** N / A

**7. MEETING MINUTES** N / A

**8. ADJOURN**

"Please note - changes are possible"

**THANK YOU !**

# **CITY OF SEA ISLE CITY PLANNING BOARD**

## **Minutes of Regular Planning Board Meeting Monday, July 10<sup>th</sup>, 2023 @ 7:00 PM**

~**Meeting Called to Order** by Chairperson Mrs. Urbaczewski. All join for Pledge of Allegiance. Opening comments begin with Open Public Meeting Act statement.

### **~Planning Board Roll Call:**

**Present:** Mr. Greco, Mrs. Miller, Mr. O'Neill (New Alt #1/Mayor Designee), Mr. Ferrilli & Mrs. Urbaczewski

**Absent:** Mr. Baldini, Mr. Bonifazi, Mayor Desiderio, Councilman Edwardi & Ms. Steelman

**Professionals:** Jon D. Batastini, Esq. of Garrett & Batastini (Planning Board Solicitor) & Christopher Eaton, P.E., of Colliers Engineering & Design (Interim Municipal & Board Engineer)

### **~NEW Business:**

❖ New Board Member Michael O'Neill is sworn in as Alternate #1 / Mayor's Designee for a two-year term.

❖ **APPLICANT: SIR DEVELOPMENT, LLC.** (Minor Sub-Division Approval)

*Property:* 3900 – 3904 Central Avenue / Block 39.04 / Lot(s) 23 & 24 / Zone R-2

*Proposed:* to reposition lots that currently front Central Avenue to create two (2) individual 6,050 square foot lots proposed to front 39<sup>th</sup> Street

*Relief Sought:* for Minor Sub-Division Approval

Professionals: Donald Wilkinson, Esq. on behalf of the applicant offers introductions and provides a summary of exactly what is being proposed by way of minor subdivision approval for two lots at the corner of 39<sup>th</sup> Street and Central Avenue where the two current lots front Central Avenue and they are seeking to reconfigure both lots so they would both front 39<sup>th</sup> Street and continues to explain how these are part of the JCP&L lots that are restricted and must be adhered to. The Board Solicitor inquires about the transformer that straddles the property lines and notes that Applicant will be responsible for moving the transformer box onto one of the lots or an easement between properties in recognition of the transformer, which is acknowledged by Mr. Wilkinson who notes the possibility for cross easement and would therefore be incorporated as condition of approval, if applicable.

Witnesses: Steven Freda (Applicant/Owner) available for any questions if necessary.

#### Exhibits:

Board Comment: conditions of approval and easements are discussed, the existing transformer believed not to be in use is discussed in detail, clarification that subdivided lots will be required to be done by plat and by deed which should show the new meets and bounds, and all restrictions affiliated with this property because of DEP and/or any other agencies, if approved, in addition to any documentation

Public Comment: Terrance Dunn – 207 W. 40<sup>th</sup> Street with questions about the application and what is proposed of which it is explained that this application is for the Sub-Division only, therefore any other variance relief or otherwise would need to be addressed when applicable.

- Motion in the affirmative to approve the Minor Sub-Division to be perfected by plat and by deed and Condominium Master Deed to include any and all requirements regarding disclosure of all previous contaminations, requirements, and future construction, with specific note to JCP&L, all including any and all items as discussed and agreed, all conditions of approval and items per Engineer's Memorandum dated June 5, 2023; Mr. Ferrilli makes motion, Mrs. Miller seconds, roll call – aye '5' in favor / none opposed

❖ **RE- ORGANIZATION of PLANNING BOARD for 2023 - 2024 CALENDAR YEAR:**

*Mrs. Urbaczewski announces that she is resigning from the Planning Board after 35 years of service.*

*MAYOR Assigned Board Member Appointments / Re-appointments are read into record and sworn in:*

- Michael O'Neill sworn in as New Board Member appointed Class IV Member for two (2) year term expiring June 30, 2025
- Michael Baldini re-appointed Class IV Member for four (4) year term expiring June 30, 2027

*Board Member re-election of Chairperson, Vice Chairperson, Board Secretary, Professional Solicitor, Professional Engineer, select Publications and approval of Calendar Year 2023 - 2024 Planning Board Meeting/workshop Schedule.*

- Re-appointing of Chairperson: Mr. Antimo Ferrilli; Motion made by Mrs. Urbaczewski, second by Mrs. Miller; roll call of those eligible to vote - 5 ayes / 0 nays for a unanimous 5-0 in favor.

- Re-appointing of Vice Chairperson: Mr. Rodney Greco; Motion made by Mr. Ferrilli, second by Mrs. Miller; roll call of those eligible to vote - 5 ayes / 0 nays for a unanimous 5-0 in favor.
- Re-appointing of Planning Board Engineer: Mr. Andrew Previti of Collier's Engineering Design; Motion made by Mr. Ferrilli, second by Mr. Greco; roll call of those eligible to vote -5 ayes / 0 nays for a unanimous 5-0 in favor.
- Re-appointing of Planning Board Solicitor: Mr. Jon Batastini of Garrett & Batastini, PA; Motion made by Mr. Ferrilli, second by Mr. Greco; roll call of those eligible to vote -5 ayes / 0 nays for a unanimous 5-0 in favor.
- Re-appointing of Board Secretary, Mrs. Genell Ferrilli; Motion made by Ms. Miller, second by Mrs. Urbaczewski; roll call of those eligible to vote - 5 ayes / 0 nays for a unanimous 5-0 in favor.
- Re-appointing of Ocean City Sentinel as Primary newspaper and Atlantic City Press as Secondary newspaper for publication; Motion made by Mr. Ferrilli, second by Mrs. Miller; roll call of those eligible to vote - 5 ayes / 0 nays for a unanimous 5-0 in favor.
- 2023-2024 Planning Board Regular Scheduled Meetings, titled Exhibit 'A', incorporating site plan and completeness review meetings; Motion made by Mrs. Miller, second by Mr. Ferrilli; roll call of those eligible to vote - 5 ayes / 0 nays for a unanimous 5-0 in favor.

NOTE: Mr. Ferrilli brings up to the Board that the Administration recommended for the Planning Board to form a sub-committee to meet and work with Mr. Previti, Mr. Savastano and Mr. Batastini to address and investigate ordinances and other problems that have become that have become an issue, like in-ground pools for example. This Committee would meet, do a draft for review by the board that would be provided to the City Solicitor with the intention he will do a draft and provide it to the Board for review and then move forward to the Administration and/or City Council. After some discussion about the responsibility and expectations of the Subcommittee, appointed are Mr. Greco and Mr. O'Neill, along with Mr. Ferrilli, Mr. Batastini, and Mr. Previti.

~Resolutions: N / A

~Meeting Minutes to adopt:

~Additional Announcement:

Mr. Batastini comments on Mrs. Urbaczewski's services over the past 35 years as Board Member to thank her for everything.

~With no further business

- Motion to adjourn made by Mrs. Miller, with all in favor 'aye.'

Meeting Adjourned

Respectfully Submitted,



Genell M. Ferrilli  
Planning Board Clerk