

CITY OF SEA ISLE CITY
PLANNING BOARD
MEETING AGENDA

Monday, August 8th, 2022, 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 Jack McCusker
_____ Mayor Leonard C. Desiderio	_____ Alt #2 Rick Locketto
_____ Councilman Frank Edwardi	

5. NEW BUSINESS

- ❖ **ORDINANCE No. 1686** entitled "AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE CITY OF SEA ISLE CITY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY, AMENDING CHAPTER 26 ENTITLED "ZONING" TO ADD AMENDING THE ZONING MAP TO ADDRESS AREAS IDENTIFIED IN THE MASTER PLAN AS NEEDING REVISION", to the members of the Planning board for Master Plan Consistency review. This ordinance was introduced on Tuesday, July 12th, 2022 and the second reading and public hearing is to be held on Tuesday, August 9th, 2022 at 10:00 am.

- ❖ **APPLICANT: 4118 LANDIS, LLC.** (Preliminary & Final Site Plan Approval w/ Hardship & Benefits Variances)

Property: 4118 Landis Avenue / Block 41.03 / Lot(s) 11.01, 11.02, 12.01 & 12.02 / Zone C-1
Proposed: New Mixed Use Development with a two (2) ground level commercial units and four (4) residential units proposed for the upper levels
Relief Sought: for Preliminary and Final Site Plan Approval and Hardship & Benefits variance relief

6. RESOLUTIONS

⌘ **RESOLUTION # 2022-07-01: Sea Isle City Planning Board Re-organization for Calendar Year 2022-2023**

- Memorializing City of Sea Isle Planning Board Re-Organization for Calendar Year 2022-2023 for any appointments, re-appointments, Board Professionals, Board Publications, including Meeting Schedule labeled "Exhibit 'B' for the Calendar Year 2022-2023

⌘ **RESOLUTION # 2022-07-02: Re-appointment of Sea Isle City Planning Board Solicitor Services**

- Memorializing City of Sea Isle Resolution Authorizing Award of a Non-Fair & Open Professional Services Contract for Planning Board Solicitor

7. MEETING MINUTES

- ❖ **MINUTES** of July 11, 2022 Regular In-person Planning Board Meeting

8. ADJOURN

"Please note - changes are possible"

CITY OF SEA ISLE CITY PLANNING BOARD

Minutes of Regular Planning Board Meeting August 8th, 2022 @ 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. Baldini, Mr. Greco, Ms. Steelman, Mr. McCusker (Alt #1), Mr. Ferrilli & Mrs. Urbaczewski

Absent: Mr. Bonifazi, Mayor Desiderio, Councilman Edwardi, Mrs. Miller & Mr. Lchetto (Alt #2)

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

~**NEW Business:**

❖ **ORDINANCE No. 1686** entitled "AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE CITY OF SEA ISLE CITY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY, AMENDING CHAPTER 26 ENTITLED "ZONING" TO ADD AMENDING THE ZONING MAP TO ADDRESS AREAS IDENTIFIED IN THE MASTER PLAN AS NEEDING REVISION", is briefly reviewed and for the master plan re-examination there was a long list of changes and this is addressing just a small portion of what the master plan covered, therefore

- Motion of Planning Board that Ordinance 1686 (2022) is NOT INCONSISTENT with the Master Plan; therefore, Ms. Steelman makes said Motion, Mr. McCusker seconds, roll call - aye '6' in favor / nay none opposed

❖ **APPLICANT: 4118 LANDIS, LLC.** (Preliminary & Final Site Plan Review and Approval w/ Hardship & Benefits Variance app)

Property: 4118 Landis Avenue / Block 41.03 / Lot(s) 11.01, 11.02, 12.01 & 12.02 / Zone C-11

Proposed: New Mixed Use Development with a two (2) ground level commercial units and four (4) residential units proposed for the upper levels

Relief Sought: for Preliminary and Final Site Plan Approval and Hardship & Benefits variance relief

Professionals: Donald Wilkinson, Esq. on behalf of Applicants, offers a brief summary of the project being proposed to the Board including some history about the property and the previous mixed use structure that was destroyed in a fire, as he continues with a detailed explanation of the new mixed use development describing the property and the layout of the new structure and notes for the record that the applicants intend to utilize a commercial for their own business use. William McLees, AIA (Architect) is sworn in and provides detailed testimony regarding the layout of the site and the proposed structure with two ground level commercial units and four smaller size residential units, as he reviews the variance relief listed in Engineers report and addresses the parking, trash and other comments noted in the report, and specifically addresses the parking, handicapped parking, the curb cut and driveway

Witnesses: Jim Burger (Partner in LLC & Advanced Coastal Homes) and Lou Feola (Partner in LLC & Applicant) testifies to how much time and effort has been put into the design of this project so it would meet all criteria with the exception of the curb cut, which is the only real relief needed

Exhibits: n / a

Board Comment: discussion continues in regards to the handicap and other parking for this project in addition to further inquiries about electrical vehicles and charging stations and what the requirements will be for them which leads into a more detailed discussion

Public Comment: a woman in the audience tries to inquire about the handicap parking

- A poll of board member comment reflects some question as to whether this application should move forward of which it is believed more research should be done on the items in question; Therefore the Applicant requests for a continuance to the next meeting with no further notice required and agreeing to waive all timing issues.

~**Resolutions:**

℞ **RESOLUTION # 2022-07-01: Sea Isle City Planning Board Re-organization for Calendar Year 2022-2023**

- Motion to memorialize Resolution #2022-07-01, Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call of those eligible to vote - aye all '6' in favor / none opposed

℞ **RESOLUTION # 2022-07-02: Re-appointment of Sea Isle City Planning Board Solicitor Services**

- Motion to memorialize Resolution #2022-07-02, Ms. Steelman makes motion, Mr. McCusker seconds, roll call of those eligible to vote - aye all '6' in favor / none opposed

~Meeting Minutes to adopt:

/// Minutes of the July 11th, 2022 Regular In-Person Meeting

- Motion to adopt minutes of meeting made by Mr. Baldini, second by Mr. McCusker, roll call those eligible to vote - *aye all '6' in favor / none opposed*

~Additional Announcement:

For anyone present, the LANE Planning Board Application was adjourned to the September Planning Board meeting with no further notice required, unless substantial changes are made to the application documents.

~With no further business

- Motion to adjourn made by Ms. Steelman, second by Mr. Baldini, with all in favor 'aye'

Meeting Adjourned

Respectfully Submitted,


Genell M. Ferrilli

Planning Board Clerk