

CITY OF SEA ISLE CITY
PLANNING BOARD
MEETING AGENDA

Monday, July 11th, 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 Lochetto
_____ Councilman Frank Edwardi	

5. NEW BUSINESS

❖ **PLANNING BOARD RE-ORGANIZATION for 2022 - 2023**

- Appoint/ Re-appoint Board Members and Board Professionals
- Approve Planning Board Meetings (& Work Sessions) Schedule for Calendar Year 7/1/2022 thru 6/30/2023

❖ **APPLICANT: LANE, Lawrence J, Sr., Darlene & Lawrence J. Jr.** (Minor Site Plan Approval)

Property: 30 - 42nd Street / Block 42.02 / Lot(s) 9.02 / Zone C-4
Proposed: New Mixed Use Development with a ground level commercial unit and two residential units proposed for the upper levels
Relief Sought: for Preliminary and Final Site Plan Approval, variances and/or subdivisions

6. RESOLUTIONS

℞ **RESOLUTION # 2022-06-01:** *Bubbies Investments, LLC. dba: RAFFAS CHEESE SHOP (Minor Site Plan Approval)*
@ 4000 Pleasure Avenue, Unit 102 / Block 40.02 / Lot(s) 10.05, 11.01 & 11.03 / Zone C-1

7. MEETING MINUTES

❖ **MINUTES** of June 13, 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 July 11th, 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. Bonifazi, Mr. Greco, Mrs. Miller, Ms. Steelman, Mr. McCusker (Alt #1), Mr. Locketto (Alt #2), Mr. Ferrilli & Mrs. Urbaczewski

Absent: Mayor Desiderio & Councilman Edwardi

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

~NEW Business:

❖ RE- ORGANIZATION of PLANNING BOARD for 2022 - 2023 CALENDAR YEAR:

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

Francis Steelman re-appointed Class II Member for 4 year term expiring June 30, 2026

Donna Miller re-appointed Class IV Member for 4 year term expiring June 30, 2026

Rick Locketto re-appointed Alternate No. 2 (Class IV) Member for 1 year term expiring June 30, 2023

Board Member re-election of Chairperson, Vice Chairperson, Board Secretary, Professional Solicitor, Professional Engineer, select Publications and approval of Calendar Year 2022 - 2023 Planning Board Meeting/workshop Schedule

- Re-appointing of Mrs. Patricia Urbaczewski as Chairperson; Motion made by Ms. Steelman, second by Mrs. Miller; roll call of those eligible to vote - 9 ayes / 0 nays for a unanimous 9-0 in favor
- Re-appointing of Mr. Antimo Ferrilli as Vice Chairperson; Motion made by Ms. Steelman, second by Mrs. Miller; roll call of those eligible to vote - 9 ayes / 0 nays for a unanimous 9-0 in favor
- Re-appointing of Mrs. Genell Ferrilli as Board Secretary; Motion made by Ms. Steelman, second by Mrs. Miller; roll call of those eligible to vote - 9 ayes / 0 nays for a unanimous 9-0 in favor
- Re-appointing of Mr. Andrew Previti of Collier's Engineering Design as Planning Board Engineer; Motion made by Ms. Steelman, second by Mrs. Miller; roll call of those eligible to vote - 9 ayes / 0 nays for a unanimous 9-0 in favor
- Re-appointing of Mr. Jon Batastini of Garrett & Batastini, PA as Planning Board Solicitor; Motion made by Ms. Steelman, Mr. Ferrilli seconds, roll call of those eligible to vote - 9 ayes / 0 nays for a unanimous 9-0 in favor
- Re-appointing of Ocean City Sentinel as Primary newspaper and Atlantic City Press as Secondary newspaper for publication; Motion made by Mrs. Miller, second by Ms. Steelman; roll call of those eligible to vote - 9 ayes / 0 nays for a unanimous 9-0 in favor
- 2022-2023 Planning Board Regular Scheduled Meetings, titled Exhibit 'A', incorporating site plan and completeness review meetings; Motion made by Mr. Ferrilli, second by Mrs. Miller; roll call of those eligible to vote - 9 ayes / 0 nays for a unanimous 9-0 in favor

❖ APPLICANT: Lawrence J. LANE, Sr. and Darlene & Lawrence J. LANE, Jr,

(Preliminary & Final Site Plan Review and approval and Hardship & Flex 'C' Variance app)

Property: 30 - 42nd Street/ Block 42.02/ Lot(s) 9.02/ Zone C-1

Proposed: to demolish existing structure for construction of a new four story mixed use development

Relief Sought: for Preliminary and Final site plan review and approval and hardship and flex 'c' variance relief

Professionals: Donald Wilkinson, Esq. on behalf of the applicant begins with introductions and proceeds in reviewing the project proposed explaining how they wish to demolish the old existing residential non-conforming use structure and construct a new four story mixed use structure consisting of one ground level commercial unit and two (2) residential units above, which will include ten (10) on-site parking spaces based on stacked parking, landscaping, drainage and on & off-site improvements. Don has William McLees, AIA (Architect) provide detailed testimony regarding the structure development, square footage and layout of each level, flood gates and other measures proposed for safety and compliance, ADA requirements for parking and parking layout, the ventilation system and possible future cooking, equipment location, flood insurance and flood proofing, square footage of what is proposed

Witnesses: Larry Lane (Applicant/Owner) offers some background testimony about the property and explains the photographs he took and submitted in order to support his application and the parking being proposed, and tries to assist with details regarding the size and layout of the structure and the parking situation.

Exhibits: A- 12 photographs taken by the applicant earlier in the day

Board Comment: there is some discussion regarding further testimony on stacked parking since it is prohibited nor recommended as well as questioning the height limitations, layout of parking is discussed in detail asking how they are to distinguish between the spaces and for which unit, where trash will be placed and what is proposed for trash removal, there is questions as to why the need for five bedrooms per residential unit when the lot is undersized to begin with, there is expressed concern over parking being based on square footage per unit and could it be reduced if the proposed loft area is eliminated, and the affordable housing that will need to be addressed.

Public Comment: n / a

- The Board Solicitor offers comment regarding this application and has the Engineer briefly review some of his comments, so with comment about items that need to be reviewed and addressed, it is thereby agreed that the Applicant would like to request for a continuance to the next meeting, as long as any changes/revisions are submitted within the required time prior to scheduled meeting.

~Resolutions:

RESOLUTION NO. 2022-06-01 - Bubbie Investments, LLC. dba: RAFFAS CHEESE SHOP (Minor Site Plan Approval)

@ 4000 Pleasure Avenue, Unit 102/ B: 40.02/ L: 10.05, 11.01 & 11.03/ Z: C-1

- Motion to memorialize Resolution #2022-06-01, subject to changes as noted; Ms. Steelman makes motion, Mrs. Miller seconds, roll call of those eligible to vote - aye all '7' in favor / none opposed

~Meeting Minutes to adopt:

Minutes of the June 13th, 2022 Regular Virtual Meeting

- Motion to adopt minutes of meeting with noted correction made by Mr. Ferrilli, second by Ms. Steelman, roll call those eligible to vote - aye all '5' in favor / none opposed

~Additional Business:

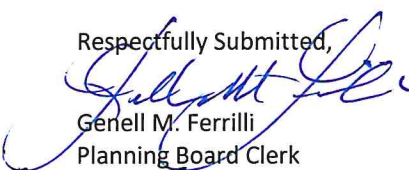
The Solicitor briefly discussed the letter he has been working on to City Council to verify what needs to be addressed and the issues regarding all the pools that needs to be addressed so continuous requests for relief involving pools can have specific requirements laid out so it can be noted that no exceptions

~With no further business

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

Meeting Adjourned

Respectfully Submitted,


Genell M. Ferrilli
Planning Board Clerk