

CITY OF SEA ISLE CITY

PLANNING BOARD

AGENDA of Regular IN-PERSON Meeting

Tuesday, October 12th, 2021, 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

- ❖ APPLICANT: ANDERSON / LARSEN ASSOCIATES (Minor Sub-Division Approval)
Property: 333 & 339 - 45th Place / Block 45.06 / Lots 17, 18, 19, 20 & 21.01 / Zone: R2a
Proposed: approval of minor sub-division by moving lot line 10 feet changing the size of two lots
Relief Sought: Minor sub-division relief

6. RESOLUTIONS N / A

7. MEETING MINUTES

 MINUTES of September 13th, 2021 Regular In-person Planning Board Meeting

8. PUBLIC / CLOSING COMMENTS

9. ADJOURN

" Please note - changes are possible "

***** MEETINGS ARE NOW HELD IN PERSON AT CITY HALL MUNICIPAL BLDG.
THREE FLOOR - COURT / COUNCIL CHAMBERS**

CITY OF SEA ISLE CITY PLANNING BOARD
Minutes of Regular Planning Board Meeting
Tuesday, October 12th, 2021 @ 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, Ms. Steelman, Mr. Ferrilli, Mrs. Urbaczewski

Absent: Mr. Baldini, Mr. Bonifazi, Mayor Desiderio, Councilman Edwardi, Mr. McCusker (Alt #1), & Mr. Locketto (Alt #2)

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

~**NEW Business:**

1) **APPLICANT: ANDERSON / LARSEN ASSOCIATES (Minor Sub-Division Approval)**

@ 333 & 339 - 45th Place / Block 45.06 / Lots 17, 18, 19, 20 & 21.01 / Zone: R2a

Proposed: review and approval of a minor sub-division moving a lot line 10 feet which changes the size of two lots

Professionals: Mark Gibson of Gibson Associates (Surveyor/Engineer) assists Mr. Larsen (applicant) in providing a brief summary of the Minor Site Plan Review for a proposed minor sub-division that consists of moving a lot line to create two newly sized lots for the purpose of constructing a larger house on one of these newly created lots. Mr. Gibson reviews the plan of survey submitted and the approvals from a prior 1979 Resolution, along with exhibits they will be presenting.

Witnesses: Keith Larsen (Applicant/Owner) testifies to the current properties and conditions and

Exhibits: A-1 - Notice to property owners as read into record; A-2 - Appeal to Board of Adjustments filed on that 1979 Resolution

Board Comment: there is a brief discussion to answer questions that for some clarification in regards to the lot size, prior approvals on the non-conformity, and how the current structure straddles the property line and needs to be demolished to avoid any issues with the proposed sub-division.

Public Comment: Craig Larsen @ 4500 Park Road is familiar with this

- Motion in the affirmative for Minor Sub-Division approval and variance relief, including all items as discussed and agreed, Engineer's Memorandum dated 10/15/2021 and conditions of approval; Ms. Steelman makes motion, Mrs. Miller seconds, roll call – *aye '5' in favor / none opposed*

~**Resolutions:** N / A

~**Meeting Minutes to adopt:**

ℳ **Minutes of the September 13th, 2021 Regular In-Person Meeting**

- Motion to adopt minutes made by Mrs. Miller, second by Ms. Steelman, roll call those eligible to vote - *aye all '5' in favor / none opposed*

~**Closing comments:**

The Solicitor addresses the letter sent to City Council.

~With no further business

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

~**Meeting Adjourned**

Respectfully Submitted,


Genell M. Ferrilli
Planning Board Clerk