

CITY OF SEA ISLE CITY  
**PLANNING BOARD**  
Agenda of Regular Meeting  
Monday, January 12, 2015 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  
\_\_\_\_ Edward Sgalio, Vice Chairperson  
\_\_\_\_ Philip Bonifazi  
\_\_\_\_ Mayor Leonard C. Desiderio  
\_\_\_\_ Jeff DiCesare  
\_\_\_\_ Councilman John Divney

\_\_\_\_ Antimo Ferrilli  
\_\_\_\_ Donna Miller  
\_\_\_\_ Frances Steelman  
\_\_\_\_ Michael Baldini Alt. #1  
\_\_\_\_ James Sofronev Alt #2

5. Continued Business:

- Applicant: Bujar Daku & Manushaque Daku  
Property: 35 - 50<sup>th</sup> Street / Block 49.02 / Lots 1.01 & 2.01  
Proposed Development:  
To construct a three story commercial / residential building to house one one commercial unit on ground level and two residential units above  
Relief Sought: Preliminary and **final site plan approval**, hardship and benefit variances, design waivers, and any and all other variances, waivers or other relief deemed necessary in connection with a mixed use two (2) residential and one (1) commercial unit building.
- Master Plan Re-examination Discussion  
January 5, 2015 Memorandum

6. Resolution Memorialization:

Resolution No. 2014 - 11 - 01  
GHJ Properties, LLC – Minor Subdivision & Variance Application  
3210 Landis Avenue / Block 32.03 / Lots 11 & 12

7. Adoption of Minutes:

Minutes of November 24, 2014 Special Meeting  
Minutes of December 8, 2014 Regular Meeting

8. Adjourn

**CITY OF SEA ISLE CITY PLANNING BOARD**  
**Minutes of Regular Planning Board Meeting**  
**Monday, January 12, 2015 @ 7:00 PM**

~Mrs. Pat Urbaczewski, Chairperson of Planning Board leads in Pledge of Allegiance and calls meeting order, announcing meeting held in accordance with Chapter 231 of Public Law of 1975 with proper notice given to the public

~Roll Call: Mr. Bonifazi, Mayor Desiderio, Councilman Divney, Mr. Ferrilli, Mrs. Miller, Mr. Baldini, Mr. Sofrone, Mr. Sgalio, Mrs. Urbaczewski

Also present: Mr. Jim Pickering (Board Solicitor) and Mr. Andy Previti of Maser Consulting (Board Engineer)

~First Applicant – Bujar Daku of 35 – 50<sup>th</sup> Street, Block 49.02, Lots 1.01 & 2.01, continued from the December Meeting, begins with a review of Conditions by the Board Solicitor for the record. Then, Mr. Don Wilkinson, Attorney representing applicant, proceeds with a re-introduction and brief summary of the property and what is proposed, review of previous preliminary approval and the applicant's return for Final Site Plan Approval of the proposed Mixed Use Development. Carmen LaRosa-Architect and Bujar Daku-Applicant are sworn in and provide additional testimony regarding items that were addressed at the preliminary approval hearing for this application. Mr. Previti reviews his updated report of 1/2/15. Floor is open for public comment and with a show of no hands the public portion of this application is closed.

Board Solicitor gives explanation for a motion to approve final site plan approval and to be based on the following Conditions: - Condition that a survey was supplied and based on this survey there would be further revisions to the grading on 50<sup>th</sup> Street, so the grading plan would be revised; - Condition that trash cans be used instead of a trash dumpster, cans would be carried to the curb, restaurant will have daily pick up and plans will be revised to show restaurant trash area will have a wash sink and drain inside that trash area; - Condition that plans be revised to show where exhaust fan will be located on the roof and the exhaust fan will be kept to a minimum height and as inconspicuous as possible; as well as standard conditions that there be a meeting with the engineer and any other standard conditions prior to beginning any construction.

- For a motion in the affirmative to approve the Final Site Plan Approval and the conditions listed, a motion is made by Mayor Desiderio and second by Councilman Divney.

Roll call: Mr. Bonifazi-y, Mayor Desiderio-y, Councilman Divney-y, Mr. Ferrilli-y, Mr. Sofrone-y, Mr. Sgalio-y, Mrs. Urbaczewski-y

~Resolution No. 2014-11-01 - GHJ Properties, LLC, Block 32.03, Lots 11 & 12, as granted approval for Minor Subdivision and Variance Relief to create 2 lots and develop 2 single family dwellings.

- To memorialize RESOLUTION #2014-11-01, a Motion is made by Mr. Ferrilli and second by Mr. Sgalio

Roll call: Mr. Ferrilli-y, Councilman Divney-y, Mr. Sgalio-y, Mrs. Urbaczewski-y

~Next on agenda is the Master Plan Re-examination process, which is outlined in a brief overview by Chairperson Pat Urbaczewski. George Savastano joins the board to explain the preference in doing this now and what needs to be addressed in order to determine where the problems are and if it can be worked out or resolved, as outlined in the packet of information that was distributed. Keeping the floor open for questions and comment during the review, discussions begin with added focus on the following items: Redevelopment plans (if necessary), housing, land use and zoning, parking and circulation, parks and recreation, economic development, policy and administration, looking into and re-zoning the marina and residential area along the water and density of commercial / mixed used areas. To consider a temporary moratorium on select requests during the re-exam process due to lack of information readily available for what is proposed, approved, built, not built, etc. Businesses are discussed with regards to types, sizes, availability, locations and how the City can bring in more new business. Last item mentioned is housing and wasted ground floor space, house sizes and layouts, driveways and parking, as well as to review and change piling layout to provide more parking. Therefore, Board Members need to review information, come up with suggestions, as well as gather data from around the community and from the public to assist in this process.

In closing this session of the Master Plan Re-examination the floor is open to public comment.

Matt Iannone speaks – to commend board for beginning this review process and  
to speak in favor of GHJ Properties project

John Fee speaks - to comment regarding parking for houses and around town

Public comment portion with no other persons present and a show of no hands is closed

~Next is the review and adoption of Meeting Minutes

- To approve Minutes of the November 24, 2014 'Special' Meeting, a Motion is made by Councilman Divney and second by Mr. Sgalio  
Roll call: Councilman Divney-y, Mr. Baldini-y, Mr. Sgalio-y, Mrs. Urbaczewski-y
- To approve Minutes of the December 8, 2014 Regular Meeting, a Motion is made by Mr. Ferrilli and second by Mayor Desiderio.  
Roll call: Mr. Bonifazi-y, Mayor Desiderio-y, Councilman Divney-y, Mr. Ferrilli-y, Mr. Sofrone-y, Mr. Sgalio-y, Mrs. Urbaczewski-y

~With no further business

- Motion to adjourn is made by Mr. Baldini and second by Councilman Divney  
Meeting Adjourned

Respectfully Submitted,



Genell M. Ferrilli  
Planning Board Secretary