

CITY OF SEA ISLE CITY  
**PLANNING BOARD**  
Agenda of Regular Meeting  
Monday, June 8, 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	_____ Antimo Ferrilli
_____ Edward Sgalio, Vice Chairperson	_____ Donna Miller
_____ Philip Bonifazi	_____ Frances Steelman
_____ Mayor Leonard C. Desiderio	_____ Michael Baldini Alt. #1
_____ Jeff DiCesare	_____ James Sofronev Alt #2
_____ Councilman John Divney	

5. **Selection of New Planning Board Solicitor**

Batastini, Jon D., Esquire  
Byrne, Ellen Nicholson, Esquire

6. **New Business:**

No New Business at this time

7. **Continued Business:**

- Master Plan Re-examination Continued  
Sub-Committee Updates a

8. **Resolutions:**

N / A

9. **Adoption of Minutes:**

Minutes of May 11, 2015 Regular Meeting

10. **Adjourn**

***CITY OF SEA ISLE CITY PLANNING BOARD***  
***Minutes of Regular Planning Board Meeting***  
***Monday, June 8, 2015 @ 7:00 PM***

**~CALL TO ORDER:** Planning Board Vice Chairperson, Mr. Ed Sgalio, leads in Pledge of Allegiance and calls meeting to order beginning with open public meetings act statement.

**~ROLL CALL:** Councilman Divney, Mr. Ferrilli, Mrs. Miller, Ms. Steelman, Mr. Baldini, Mr. Sgalio  
Also present: Mr. Andy Previti of Maser Consulting (Board Engineer)

**~NEW BUSINESS:**

First order of business is selection of a New Planning Board Solicitor. There have been two submissions of interest in the position received to date from Mr. Jon Batastini and Ellen Nicholson Byrne. After speaking with our Chairperson it was suggested to poll the board for input on whether to act on selecting a new solicitor or advertise in the newspaper for other interested applicants. However, due to not having a Solicitor present to answer legal questions, it is requested that this be inquired about with City Solicitor Mr. Paul Baldini, in order for proper procedure to be followed in drafting and advertising for a Planning Board Solicitor position, therefore

- Poll of Board Members present shows for the record that all were in agreement to have Solicitor Position advertised to allow for the option of other potential applicants
- Roll Call: All In favor & none were opposed

It is also noted that this will allow for time to find an interim Solicitor or request for the Zoning Board Solicitor to sit in until a selection is made, in addition to stating for the record that an Interim Solicitor will be required since the application was deemed complete at the workshop prior to this meeting and will be heard at the next meeting.

**~Continued Business:**

Mr. Sgalio begins by asking about issues and feedback over a newspaper article containing references and comments that apparently ruffled some feathers. Councilman Divney proceeds in explaining that with all the back and forth of information and comments with Council and other parties involved, it only causes confusion and misinterpretations for people. The Master Plan is an overview but everyone wants factual information from it. Mr. Previti adds that we are looking to show the differences with FAR between THEN and NOW but with research that will make it equal in data for a true comparison. Then there is Council who can only use the Volume issue as an excuse to argue over because they have no idea what they are talking about and cannot provide any differences between a similar structure built 10 to 20 years ago in comparison to one built within the past 5 years. Both Boards can only continue to state that research and volunteered time is a waist if Council will not listen and does what they want anyway. It was noted to look into who originally requested for FAR to be eliminated, as asked by Council. Next was mention of the Master Plan Re-exam and the drafted questionnaire, issued prior to the meeting for review. Mr. Previti reviews the questionnaire item by item so the board members can point out changes, make suggestions, or express any concerns throughout the review. This is followed by timing and the upcoming outline that has been laid out, beginning with the completion of this questionnaire by the public preferably on line and by hardcopy or with help for those unable to do so

themselves or for the elderly. The next step is a proposed workshop tentatively planned for August 15, 2015 at the Welcome Center which would consist of a sign in area, handouts explaining the Master Plan Process, extra questionnaires and information about upcoming workshops, brief presentation with power point regarding process, followed by various stations set up for informal discussions on select potential topics. Mr. Previti adds that it is with hope and anticipation that Planning Board Members will be active participants in workshops as volunteer leaders of these discussion groups. The Board Members additionally suggested that Council, Recreation, and the Environmental people should be involved as well. There was an issue raised as to when this should actually take place and after thorough discussion it was unanimously agreed that September 12, 2015 would work better due to peak season rentals and vacation time that take place throughout August, along with the Holiday and Weekend Community Activities, therefore

- Poll of all Board Members present show for the record that September 12, 2015 is agreed to be the weekend selected to schedule and conduct a Work Session  
Roll Call: All in favor & none were opposed

**~MEETING MINUTES:**

To review and approve the Meeting Minutes from the May 11, 2015 Planning Board Meeting

- To adopt the May 11, 2015 minutes a Motion is made by Councilman Divney and second by Mr. Baldini  
Roll Call: All in Favor 'aye' and none were opposed

Public comment: Joe Meier - 117 92<sup>nd</sup> St – speaks to agree with everything and stress some points made

In closing, Mr. Savastano inquires about preference for qualifications in lieu of resumes being requested when advertising for a Board Solicitor, which leads to further question of a timeline and how the review process should be handled. It is agreed that all submissions must be received by 3pm on July 2, 2015, reviewed by a Subcommittee of 4 members depending on how many are received and then proposed to the Board for the Interview and Selection process. There is mention of a resolution and closed session to discuss potential issues if necessary but better to avoid if possible, which does make it necessary to have the meeting noticed in the paper. Therefore, in discussing the proposed Agenda and having to add on the Planning Board's annual Re-Organization and the Sub-Division Application that is due to be heard, it was noted that time adjustments may have to be made, which would also make it necessary for the meeting to be noticed due to the time change being at 6pm in lieu of 7. Once again without a Solicitor present any legal questions cannot be answered at this time.

~With no further business

- Motion to adjourn ends in interim discussions with no motion made therefore  
**MEETING ADJOURNED**

Respectfully Submitted



Genell M. Ferrilli  
Planning Board Secretary