

CITY OF SEA ISLE CITY
PLANNING BOARD
Agenda of 'SPECIAL' Meeting
Wednesday, January 13, 2016 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. Business:

MASTER PLAN RE-EXAMINATION :

Topics of Review and Discussion –

- ✓ **Land Use**
- ✓ **Commercial Density**
- ✓ **Size of Residential Structures**

6. Adjourn

CITY OF SEA ISLE CITY PLANNING BOARD
Minutes of SPECIAL Planning Board Meeting
Wednesday, January 13, 2016 @ 7:00 PM

~**CALL TO ORDER:** Mr. Ed Sgalio, Vice Chairperson of Planning Board, calls special meeting to order, leads in Pledge of Allegiance, and begins with the open public meeting announcement.

~**ROLL CALL:** Councilman Divney, Mr. Ferrilli, Mrs. Miller, Ms. Steelman, Mr. Baldini, Mr. Sgalio.
Also present: Mr. Andrew Catanese, Esq. (Representative for Mr. Hillegass -Board Solicitor) & Mr. Andy Previti of Maser Consulting (Board Engineer, sworn in for evening)

~**ONGOING BUSINESS:**

MASTER PLAN RE-EXAMINATION – Continued:

Mr. Sgalio opens the floor to Board Engineer Mr. Previti who references 11/23/15 Memorandum summarizing a November 16th Meeting where Land Use, Commercial Density and sizes of residential structures were addressed. Mr. Previti explains how concerns were addressed by the Working Group and his firm, and studied in more detail so recommendations could be offered to the full board for discussion. He mentions a few things in regards to residential use, and comments on the reinstatement of the Floor Area Ratio (FAR) which was in the process of ordinance review and to be adopted by council at their second reading. Next was an introduction of the power point to be used as he comments on the different Zones that will be discussed. He offers a brief overview of the map and points out different sections explaining in further detail how they will review each section, and in some areas further discuss the zoning and determine if it should be changed or remain the same. It is stated for the public that the board is only discussing recommendations and there will be opportunities available for public input and additional meetings that will take place prior to any finalization. Once the entire island is reviewed and the board is suggested to give some thought to some of the areas discussed and the permitted uses for these areas, as well as whether to modify the density of certain zones. For the record there is mention that parking recommendations, bike traffic and circulation along with other items will be addressed at the next meeting. The floor is then open for public comments and questions:

Mark Rossi – 18 West 66th Street –looking for clarification on C1 & C2 and asks the board to look at parking again for mixed use, to express issue with density and fear of businesses jeopardizing family community and turning this area into another wildwood.

Joe Meier – 117 92nd Street – to thank the board for addressing the monster house issue, to express his issue with mixed use and to recommend restricting it to the in town area due to parking problems, and comment on setbacks and how easy it is to get variances for no just reason

Christopher Glancey – 4009 Landis Avenue - 1st as President of Chamber of Commerce to address mixed use and since 2009 says with residential @ 7400 and commercial @ 155 business licenses the parking density problem is due to residential not commercial, and on personal note says residential units in mixed use need to be reduced in size to 2 – 3 bedroom starter type units because larger houses are out of control.

Larry Evans – 15 43rd Street – to ask for more consistency between the boards and council and adds that working together to make sure things are done to requirements of ordinances and not granting variances so quickly could be beneficial.

John Fee – 220 43rd Street – speaks specifically in regards to C3 zone and north of bridge as possible kayaking area or something to do with water activity, and why other 'C' zoned areas cannot be used for something to benefit the community instead of turned into residential with no benefit except to someone to make money.

Kevin Lavan – 9007 Landis Avenue - to express concern over all the time spent only to wonder what would happen if nothing was accomplished from it since he does not see where any good outcomes or decisions will come out of the discussions or anything

Rosemary Lavan – 9001 Landis Avenue – following up on Mr. Lavan's comments and adding it is far more convenient to cross the bridge into Avalon to shop instead of going into Sea Isle because of the parking problem and comments on the questionable feelings over the new building where Busch's use to be that will be a useless business to fail in the future

Matt Cutler – 334 47th Place – as a long time resident and business owner, agrees with Chris Glancey, and adds that this has become more of a weekend town which is the only time when parking is a major problem and the issue is due in good part to residential, and closes by thanking the board for their work and time given

With no further show of hands the public portion is now closed.

There is further memorandum review and some discussion regarding setbacks especially with regards to accessory structures, sheds and bump-outs, as well as reducing building footprints, percentages of coverage, and building heights. In closing the next special meeting date to continue the Master Plan Re-examination is discussed and it is a unanimous agreement for February 17, 2016 at 7 pm, since the next regular Planning Board Meeting on February 8th has an application on agenda.

~With no further business

- Motion to adjourn is made by Mr. Baldini and second by Ms. Steelman

MEETING ADJOURNED

Respectfully Submitted,



Genell M. Ferrilli
Planning Board Clerk