

CITY OF SEA ISLE CITY  
**PLANNING BOARD**  
AGENDA of Regular Meeting  
Monday, November 14, 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. New Business**

- ◆ Applicant: 8600 Landis LLC (a.k.a. 87<sup>th</sup> Street Development LLC)  
8600 Landis Avenue (a.k.a. 201-87th St), Block: 87.03, Lots: 12, 13, 22 & 23, Zone C-2  
Proposed: amendment of prior final site plan approvals Granted

**6. Continued Business**

- ◆ 2016 MASTER PLAN RE-EXAMINATION REPORT - Revised  
✓ Act 510 Hazard Mitigation Plan

**7. Resolution**

Resolution #2016-08-01- 8515 Landis LLC "Final Site Plan Approval"  
8515 Landis Ave, Block: 86.02, Lots: 1, 2 & 3

**8. Meeting Minutes**

**9. Adjourn**

## ***CITY OF SEA ISLE CITY PLANNING BOARD***

### ***Minutes of Regular Planning Board Meeting***

***Monday, November 14, 2016 @ 7:00 PM***

~**Meeting called to order** by Chairperson Mrs. Urbaczewski. All rise for Pledge of Allegiance. Opening comments begin with Open Public Meeting Act statement.

#### ~**Planning Board Roll Call:**

*Present:* Mr. Ferrilli, Mrs. Miller, Ms. Steelman, Mr. Baldini, Mrs. Urbaczewski

*Absent:* Mr. Bonifazi, Mayor Desiderio due to conflict, Mr. DiCesare, Councilman Divney, Mr. Sofronev, Mr. Sgalio

*Professionals of the Board:* F. Thomas Hillegass, Esq. Planning Board Solicitor, Andrew A. Previti, P.E. of Maser Consulting the Municipal & Board Engineer

#### ~**NEW BUSINESS:**

1) **APPLICANT - 8600 LANDIS, LLC** (A.K.A. 87<sup>th</sup> Street Development LLC)@ 8600 Landis Avenue (a.k.a. 201-87<sup>th</sup> St.); Block 87.03; Lots 12, 13, 22 & 23; C-2 Zone; **Proposed:** Amendment to prior final site plan approvals granted. Due to some minor complications and issues, as well as a changeover of the representing attorney firm, there has been a request submitted for this Application to be adjourned to the December, 2016 or January, 2017 Planning Board hearing with the required noticed to be done at that time.

#### ~**Continued Business:**

There are some items addressed in regards to the Master Plan Re-examination, which first would be to mention on record that the next meeting that may be held to review the report could be on December 12, 2016 and would require re-noticing. Mr. Previti addresses mitigation, via the Act 510 Hazardous Mitigation Plan presented for the board by Mr. Byrne and Mr. Hillegass, for awareness and discussion that has been adopted.

Floor is open to public comments and questions:

- 1) Ralph Pasceri @ 107-46<sup>th</sup> St: expressing further concern on how re-zoning is chopped up and will affect various properties in the future, especially in negative ways
- 2) Harry McCann @ 7005 Central Ave: inquires about easier access to the master plan for review and wants to know how the City can acquire and hold on too wetlands in order to prevent any development on it EVER, especially between the 68<sup>th</sup> to 75<sup>th</sup> Street area but including everywhere.

With no other show of hands or anyone present the public portion is closed.

Closing comments are offered from Board Members and reference to remaining schedule for the Master Plan review and adoption is addressed.

#### ~**RESOLUTIONS:**

**Resolution No. 2016-08-01 - 8515 Landis, LLC @ 8515 Landis Avenue "FINAL SITE PLAN APPROVAL"**

- Memorialize Resolution #2016-08-01; Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call those eligible to vote - aye all 5 in favor / none opposed

**~MEETING MINUTES to adopt:**

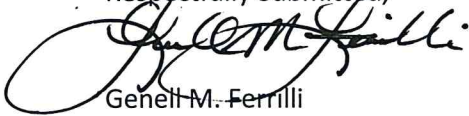
- Regular Meeting January 11, 2016 adopted. Mrs. Miller makes motion, Ms. Steelman seconds, roll call those eligible to vote - aye all 5 in favor / none opposed
- Regular Meeting February 8, 2016 adopted. Mrs. Miller makes motion, Ms. Steelman seconds, roll call those eligible to vote - aye all in favor / none opposed
- Regular Meeting March 14, 2016 adopted. Mrs. Miller makes motion, Ms. Steelman seconds, roll call those eligible to vote - aye all 4 in favor / none opposed
- Regular Meeting April 11, 2016 adopted. Mrs. Miller makes motion, Ms. Steelman seconds, roll call those eligible to vote - aye all 3 in favor / none opposed
- Regular Meeting May 9, 2016 adopted. Mrs. Miller makes motion, Ms. Steelman seconds, roll call those eligible to vote - aye all 4 in favor / none opposed
- Regular Meeting June 13, 2016 adopted. Mrs. Miller makes motion, Ms. Steelman seconds, roll call those eligible to vote - aye all 5 in favor / none opposed
- Regular Meeting July 11, 2016 adopted. Mrs. Miller makes motion, Ms. Steelman seconds, roll call those eligible to vote - aye all 4 in favor / none opposed

~With no further business

- Motion to adjourn made by Mrs. Miller, second by Ms. Steelman

**MEETING ADJOURNED**

Respectfully Submitted,



Genell M. Ferrilli  
Planning Board Clerk