

CITY OF SEA ISLE CITY  
**PLANNING BOARD**  
AGENDA of Regular Meeting  
Monday, December 12, 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**

- ◆ Ordinance No. 1596 ***“Encroachments” for certain architectural features, commonly referred to as ‘bump out’ allowing same for corner lots***, on first reading by City Council at its regular meeting of Tuesday, November 15, 2016, is being presented to the Planning Board for Master Plan Consistency review and recommendation
  
- ◆ *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** to prior final site plan approvals Granted

**6. Continued Business**

- ◆ 2016 Master Plan Re-Examination Report
  - *Update on schedule for adoption / housing element*
  - *Discussion on items to forward to City Council for consideration prior to adoption of ‘Master Plan’*

**7. Meeting Minutes**

**8. Adjourn**

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

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

**Monday, December 12, 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. Bonifazi, Councilman Divney, Mr. Ferrilli, Mrs. Miller, Ms. Steelman, Mr. Baldini, Mrs. Urbaczewski

*Absent:* Mayor Desiderio, Mr. DiCesare, Mr. Sofroneo, 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) Ordinance No. 1596 Master Plan Consistency Review**

“Encroachments” for certain architectural features, commonly referred to as “bump outs” allowing same for corner lots.

Professionals: Board Engineer provides interpretation with a drawing to show reference being made

Board Comment: None

Public Comment: Tom Welsh –Builder @ Ocean Drive, Avalon to suggest allowing selection of front yard preference as a consideration

- Planning Board recommendation that Ordinance 1591 is NOT INCONSISTANT with the Master Plan; Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call all present - *aye* all 7 in favor / none opposed

**2) 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: Amended & Final Site Plan Approval as proposed  
Attorney: Michael J. Malinsky, Esq. of Fox Rothschild, LLP. begins with an introduction and brief summary of the history of prior approvals granted, changes that have taken place thus far, and the applicant’s history with this project and property.

Professionals: Andrew Bechtold of George Wray Thomas Architecture/Engineering & Planning provides specific details in regards to prior approvals received, what currently exists, and what is being proposed with a belief of being deminimus in nature through this application

Witnesses: Robert Morris (Principal of 8600 Landis, LLC –Owner & Applicant) & Christopher Glancey (Principal of 8600 Landis, LLC –Owner & Applicant) offer response to eliminating parking and opinion

Exhibits: none

Board Comment: questions pertaining to eliminating trees, letter regarding trash, eliminating parking lifts, inquiry about the parking lot across the street, the beer cooler, and the flood and waterproofing.

Public Comment: John Burke @ 143 -44<sup>th</sup> Street to thank some board members for taking surrounding neighborhood and community into consideration and to voice his negative opinion to the oversized building, inappropriate parking and other issues associated with that are now being requested for a reduction in.

- For Revised, Amended and Final Site Plan Approval, as proposed with conditions that additional signage for location of handicap parking is identified, Chapter 14 of Flood Prevention Ordinance must be met, letter from Department of Public Works must be provided, a donation in the amount of \$2450.00 to the Shade Tree / Environmental Commission fund must be made, details for the ramps and pergolas must be provided, and per comments and conditions as listed in Engineer's Report; Councilman Divney makes motion, Mr. Baldini seconds, roll call - *aye* 3 in favor/ *nay* 2 opposed & 1 abstain (Mr. Bonifazi abstained, Mr. Ferrilli & Ms. Steelman voted in negative)

**~Continued Business:**

The Master Plan Re-examination has been placed in waiting until the process of housing development previously referred to as COAH is nearing completion. It was asked if the Master Plan could be delayed until January or February of 2017 until the housing element is detailed more, where affordable housing is involved, before being considered for incorporation into the Master Plan. Also upon request from some Board Members, it was verified that Council can only touch on certain minimal items but cannot act or take any actions on the Master Plan unless instructed to. Drafts in hardcopy were provided to board members for review and use.

**~MEETING MINUTES to adopt:**

- SPECIAL Meeting of January 13, 2016 adopted. Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call those eligible to vote - *aye* all 5 in favor / none opposed
- SPECIAL Meeting of February 17, 2016 adopted. Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call those eligible to vote - *aye* all 5 in favor / none opposed
- SPECIAL Meeting of March 21, 2016 adopted. Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call those eligible to vote - *aye* all 6 in favor / none opposed
- SPECIAL Meeting April 18, 2016 adopted. Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call those eligible to vote - *aye* all 7 in favor / none opposed
- Regular Meeting August 8, 2016 adopted. Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call those eligible to vote - *aye* all 5 in favor / none opposed
- Regular Meeting September 12, 2016 adopted. Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call those eligible to vote - *aye* all 6 in favor / none opposed
- Regular Meeting October 11, 2016 adopted. Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call those eligible to vote - *aye* all 5 in favor / none opposed
- Regular Meeting November 14, 2016 adopted. Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call those eligible to vote - *aye* all 6 in favor / none opposed

~With no further business

- Motion to adjourn made by Mr. Ferrilli, second by Councilman Divney

**MEETING ADJOURNED**

Respectfully Submitted,



Genell M. Ferrilli  
Planning Board Clerk