

CITY OF SEA ISLE CITY
PLANNING BOARD
Agenda of 'SPECIAL' Meeting
Wednesday, February 17, 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
_____ 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. Business:

MASTER PLAN RE-EXAMINATION :

Topics of Review and Discussion –

- ✓ **Land Use, Density & Zoning - continued**
- ✓ **Parking, Bike Traffic & Traffic Circulation**

6. Adjourn

CITY OF SEA ISLE CITY PLANNING BOARD
Minutes of SPECIAL Planning Board Meeting
Wednesday, February 17, 2016 @ 7:00 PM

~CALL TO ORDER: Mrs. Pat Urbaczewski, Chairperson of Planning Board, calls 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. Sgalio, Mrs. Urbaczewski
Also present: Mr. Andrew Catanese, Esq. (Representative for Mr. Hillegass -Board Solicitor) and Mr. Andy Previti of Maser Consulting (Board Engineer, sworn in for evening)

~ONGOING BUSINESS:

MASTER PLAN RE-EXAMINATION – Continued:

Being a work session type meeting the floor is turned over to Mr. Ed Sgalio and Marcia Shiffman of Maser Consulting for an update on the Working Group's progress. Mr. Sgalio begins with a brief overview of the ordinance passed concerning Floor Area Ratio (FAR) and what changes would have to be made to meet these new requirements, which obviously did not take into consideration any parking. So with a council vote of 3 to 2 in favor of .8 FAR the intent is to review what this would involve as far as the size of residential structures and everything associated with it based on Floor Area Ratio now. Next was an outlined working agenda, provided by Marcia Shiffman of Maser Consulting, with notes from the 1/13/16 Special Meeting for review and follow up discussion with particular attention to certain items that were individually addressed in further detail. A property at 63rd & Central was inquired about, followed by some discussion in regards to reducing density in 2 of the 5 commercial districts and some items to consider with mixed use; Therefore one recommendation was to limit reduction in the C2 and C3 districts and utilize an increase in setbacks, an increase in parking and possible Floor Area Ratio to accomplish this, which is followed by a discussion in regards to the setbacks and what would be considered reasonable or not. However, one note for the record was that residential would never be considered for change to commercial.

Next is mention of uses and consideration of a possible new commercial district for the shopping center, as well as putting some thought into the uses that should be included under other commercial districts that are currently excluded such as bike rentals for example that should be allowed everywhere, so having been eliminated from some zones it is agreed to recommend that it be reinstated in all zones. Ms. Shiffman adds a note to consider recommending the possibility of looking into new standards or regulations for hotel and/or motel use as well. In order to finish with zoning several areas previously addressed were brought up for further discussion as to whether there was any need to consider a change or to remain as is. Next is the 2015 Parking Survey Results starting with whether square footage of residential units or the number of rooms should be used as the factor in parking requirements per unit unless council tries to control any final decisions however, CAFRA requirements are different overall and would override any other decisions, additional review and discussion continued in regards to parking and bike traffic, buying property for more parking, adding meters, parking permits and other changes as well as recommendations for eliminating pedestrian & bike traffic on Pleasure Avenue. Traffic and Safety programs for pedestrian and bicycling awareness and safety were also mentioned, followed by the benefits but limited hours of Jitney service and other services that could be available.

The floor is open to public comments and questions:

Ealita Browning – 7509 Pleasure Avenue 1st Floor – inquires about bike lane space and if there are any suggestions on whether this would be possible, where it gets narrow around 57th Street due to parking if it would be possible to make Central one way and if necessary have Pleasure one way in the opposite direction, and questions the rumor of a promenade extension

Vicky Miller – 11-13 84th Street – inquires about obtaining memos from this meeting (which requires an OPRA request) and what happens with any of the recommendations that were made

John Fee – 200 43rd Street – questions time limits on permits and addresses parking issues and requirements for parking space sizes

Mike McHale – 225 43rd Street – thanks the board and asks for them to keep pushing to keep the density down

Pat Bello – 6405 Pleasure Avenue North – questions exactly what the board is trying to accomplish with specific attention to mention of extending the promenade

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

In closing there is a brief discussion of when to hold the next meeting which is agreed to be on Monday March 21st, 2016 at 7 pm to keep it easy and the plan of agenda will be Parks and Recreation since it is thought that this will be a bit involved when considering the community children and former city buildings and sites that will be discussed. The Working Group will meet prior on March 7th at 10 am.

~With no further business

➤ Motion to adjourn is made by Ms. Steelman and second Mr. Ferrilli

MEETING ADJOURNED

Respectfully Submitted,



Genell M. Ferrilli
Planning Board Clerk