

CITY OF SEA ISLE CITY
PLANNING BOARD
AGENDA of 'SPECIAL' Meeting
Monday, March 21, 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 –

- ✓ **PARKS AND RECREATION**
- ✓ **Former Public School Site**
- ✓ **Former Old Firehouse Site**
- ✓ **Marina Site**
- ✓ **Additional Topics and Issues**

6. Adjourn

CITY OF SEA ISLE CITY PLANNING BOARD
Minutes of SPECIAL Planning Board Meeting
Monday, March 21, 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. Baldini, Mr. Sgalio, Mrs. Urbaczewski

Also present: Mr. Tom Hillegass (Board Solicitor) and Mr. Andy Previti of Maser Consulting (Board Engineer)

~ONGOING BUSINESS:

Mr. Sgalio provides an overview of what will be reviewed and discussed at this meeting beginning with a report prepared and provided by the Parks and Recreation Committee. He provides a detailed explanation as to why the Master Plan is done every seven (7) years to help interested community members better understand the process and purpose. As he proceeds with the Parks and Recreation Report, he goes through the list of ideas that have been proposed for the old school building from the survey and what currently exists now. A brief discussion amongst the board takes place regarding steps necessary for planning, studies required for facilities planning / use determination, as well as whether it would require minor to major changes or result in complete demolition and rebuilding. School Board President, Dan Tumolo, provides cost estimates for the air conditioning, ADA compliance alterations, and the parking lot in the rear of the building, as well as to express thanks for leaving office space for Board of Education use in the building.

Floor is open to public comment and questions:

Susan Ahern -9006 Landis Ave – is from Environmental Commission and just to suggest keeping all ideas environmental friendly, like with solar panels, special toilets, etc.

Mary Galligan – 141-92nd St – has a studio in town, excited about possibility of having a place (referring to the school building) to use for recreational arts and crafts for children and groups, and better yet a place for crafts, teaching & other recreation type things since more and more children and families seem to enjoy doing more family oriented recreational things together again.

Brian Heritage -3700 Landis Ave –to discuss the possibility of adding a pool to the community and what a true benefit it would be to everyone of all ages for many reasons.

Joe Hughes – 220 West 47th St – to further comment on the benefits of a pool with the activities and the way it can get the community to come together as well

Vince Donahue -6705 Pleasure Ave –believes a community center would be a great idea however raises caution to everyone about the cost and parking issues.

Dustin Laricks -4720 Park Road –in agreement with everyone about having someplace to go especially when it is colder and a pool being a wonderful idea.

Anthony Kutchera -122 45th St. –lives right across the street and would not have a problem with it, currently drives to Crest Haven for his children to take swimming lessons, and knows it would cost now but pay off later especially when inclement weather hits and there is nowhere to go.

Mike Ebner -5010 Central Ave North –questions material for building

Bill McGinn -312 46th St –it is an overwhelming thought to some but when you go back and forth to Ocean City almost daily for your children to use their recreational facility you would see the benefit having something like that in our own community would have and is worth looking into

Dan Tumolo –reviews demographics and suggests talking with Ocean City High School about their ‘Winning’ swim team using it for practices which Mr. Sgalio inquires about maybe for shared services between the communities.

John Fey -220 43rd St –comments on the last big improvement item within the community being a recreational center so do it right.

Mary Galligan adds an additional comment about possibly considering renting it out which could with cost for additional income.

Remy Steel – Captain of Lifeguards –expresses interest in pool idea and how it would further benefit the lifeguards as well with training and practice because Ocean City gets overcrowded and makes it difficult to use their facilities for this.

Art Iannone – Sands Department Store –comments on the proposed ideas for the old school building as well as what the possibilities are for the old firehouse and especially with recreational water sports around the marina area.

Chairperson, Pat Urbaczewski states for the record this has been discussed for over 25 years, so now that it’s there and available it should be seriously considered and to proceed this time for the new generation! Next item is the old firehouse on West Jersey Avenue which is currently being used for storage and in extremely poor condition it has been proposed for recreational use in some way such as pickleball or something on a smaller scale. Moving on, the next area is the parking lot and marina area near the commercial fishing area. This has been considered for a number of recreational ideas ranging from amusements, a water park, go carts, a dog park, to a carnival and many others, in addition to other ideas closer to the water area and boat ramp like kayak storage. The extreme suggestion was a parking garage. Upon mention of fishing there is further mention of proposing the extension of the 59th Street Fishing Pier to an area behind Dealy Field to further use in launching kayaks and non-motorized watercraft with possible storage as well.

After that is a Land Use follow up on the special shopping center district and what zone it should be, and next a discussion on setbacks for accessory structures that really needs to be changed. A report provided by the police in regards to parking is reviewed and discussed followed by bicycle & pedestrian traffic, enforcing the laws and better educating everyone. The jitney, traffic circulation and other ways of relieving congestion are discussed, as well as a re-examination of the beach front and bay front for possible recommendations, however some of this is above the Planning Board’s capabilities or requirements. The parking and RSIS requirements are briefly discussed followed by public comment:

Vince Donahue -6705 Pleasure Ave –he inquires about relieving congestion by extending the promenade but what it would do to the dunes

Mary Galligan -141 92nd St –express appreciation to the Board for what they do but ask why there is a lack of bike racks throughout town of which she is referred to Mr. Savastano

Victoria Miller -11 & 13 84th St –references promenade extension and questions the FAR at .7 information and how that came about

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

The next Special Meeting specifically for the Master Plan is discussed.

~With no further business

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

MEETING ADJOURNED

Respectfully Submitted,



Genell M. Ferrilli
Planning Board Clerk