

CITY OF SEA ISLE CITY
PLANNING BOARD
AGENDA of Regular Meeting
Monday, June 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 Sofroneo Alt #2
_____ Councilman John Divney	

5. New Business

- ◆ **Ordinance No. 1591 "ZONING"** *each of which pertains to the Residential Zoning Districts, specifically amendment of Floor Area Ratio (FAR) from .8 to .8 and .85* (proposed) on first reading by City Council at its regular meeting of Saturday, May 21, 2016, is being presented to the Planning Board for Master Plan Consistency review and discussion, with recommendations or response thereafter.

- ◆ **APPLICANT: BRACA ENTERPRISES, INC.**

Property: 4113 Pleasure Avenue / Block: 41.01 / Lots: 5.03 & 12.01 / Zone: C-4

Proposed: Henri's outside bar expansion & Braca Café Restaurant dining area under a pergola

Relief Sought: Preliminary & Final Site Plan Approval, Hardship and Benefits Variances for rear yard setback, drainage calculations and any architectural design standards deemed necessary together with any and all other variances and relief deemed necessary.

6. Adjourn

CITY OF SEA ISLE CITY PLANNING BOARD
Minutes of Regular Planning Board Meeting
Monday, June 13, 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, Mayor Desiderio, Mr. DiCesare, Councilman Divney, Mr. Ferrilli, Mrs. Miller, Ms. Steelman, Mr. Baldini, Mr. Sgalio, Mrs. Urbaczewski

Absent: Mr. Sofroney

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. 1591 Master Plan Consistency Review**

“Zoning” each of which pertains to the Residential Zoning Districts, specifically in amendment of Floor Area Ratio (“FAR”) from .8 to .8 & .85

Professionals: Board Engineer interpretation and report review

Board Comment: clarification on decks, bump outs, F.A.R. and some other items briefly addressed

Public Comment: Bob Humenick @ 41-77th St W does not understand it; Mike Monichetti @ 213-43rd St in favor and feels bigger is better for people to get back what they put into the community; Kevin Lavan @ 9001 Landis Ave questionable with density and parking; Joe Meier @ 117-92nd St in favor of any ordinances that provide setbacks or other guidelines because all limits are usually for good reason; Mary Tumolo @ 7407 Pleasure Ave only to question why changes that are not allowed are made after CO’s are issued like on impervious coverage and never caught; Ken Hayes @ 6310 Emmeus Rd S regarding parking; Joe Romano @ 18-50th St in favor of ordinance, parking is an issue everywhere & people love it here as is... so leave things the way they are; Ray Poling @ 10-50th St agrees and says this just clarifies things so just let council handle it.

- Planning Board recommendation that Ordinance 1591 is NOT INCONSISTANT with the Master Plan; Councilman Divney makes motion, Mr. Sgalio seconds, roll call all present - *aye* all 10 in favor / none opposed

2) **APPLICANT - BRACA ENTERPRISES, INC. @ 4113 Pleasure Avenue; Block 41.01; Lots 5.03 & 12.01; C-4 zone (Beach Business District); Proposed: Henri’s outside bar expansion & Braca Café Restaurant dining area under pergola**

Attorney: Donald A. Wilkinson, Esq. provides a brief description of what is being proposed and the phasing due to time constraints.

Professionals: Mark Gibson of Gibson Associates Professional Surveyor/Engineer provides details pertaining to the property and site improvements for Phase I and structure details for Phase II. Carmen J. LaRosa, R.A., Architect provides details in regards to the design, finishes and specific codes and requirements for Phases I and II.

Witnesses: Mr. Kim Gibson Owner/Applicant provides testimony to the intended use for this area

Exhibits: none

Board Comment: Fencing, outside entertainment, pavers and lighting along sidewalk are addressed

Public Comment: Joseph Selfridge @ 17-42nd St Unit C1 in favor; Shawn Coyle @ 17-42nd St Unit C6 in favor of project

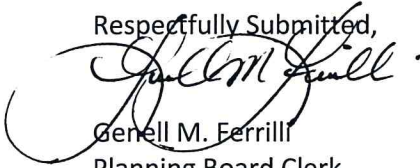
- For Preliminary and Final Site Plan Approval; Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call - *aye all* 9 in favor / none opposed (Mayor Desiderio recused himself)
- To approve four (4) variances taken under one motion; Mr. Ferrilli makes motion, Mrs. Miller seconds, roll call - *aye all* 9 in favor / none opposed (Mayor Desiderio recused himself)

~With no further business

- Mrs. Miller makes motion and Ms. Steelman seconds to adjourn

MEETING ADJOURNED

Respectfully Submitted,



Genell M. Ferrilli
Planning Board Clerk