

CITY OF SEA ISLE CITY
PLANNING BOARD
AGENDA of Regular Meeting
Monday, July 11, 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 Sofroneu Alt #2
_____ Councilman John Divney	

5. New Business

◆ **APPLICANT: 8515 LANDIS, LLC**

Property: 8515 Landis Avenue / Block: 86.02 / Lots: 1, 2 & 3 / Zone: C-2

Proposed: Mixed Use Development of commercial & residential

Relief Sought: Preliminary & Final Site Plan Approval, and Benefits Variances; including stormwater management system & bottom recharge system standard (26-38 & 38.1.a.5), building coverage (26-53.10), parking in front yard (26-23.3), max commercial front yard setback (26-53.4) & street trees (26-25.4); and Waiver permitting driveway within 100' of intersection (30-2.9M); together with any and all other variances, waivers and relief deemed necessary.

◆ **Planning Board Re-Organization for 2016-2017 Calendar Year**

- Schedule of 2016 through 2017 Planning Board Meetings

6. Resolution

Resolution #2016-06-01 - BRACA ENTERPRISES, INC. @ 4113 Pleasure Avenue
Block: 41.01 / Lots: 5.03 & 12.01 / Zone: C-4

7. Meeting Minutes

8. Adjourn

"Please note - changes are possible"

CITY OF SEA ISLE CITY PLANNING BOARD
Minutes of Regular Planning Board Meeting
Monday, July 11, 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, Mrs. Urbaczewski

Absent: Mayor Desiderio due to conflict, Mr. DiCesare, Mr. Baldini, 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) **Board Re-Organization for 2016 – 2017:** Planning Board Re-Organization and Re-appointment of Board Members
Appointment and official swearing in thereby taking Oath of Office are the following:

Oath of Office taken by Councilman Divney as Class III Member for 1 year term

Oath of Office taken by Francis Steelman as Class II Member for 1 year term

Oath of Office taken by Antimo Ferrilli as Class IV Member for 4 year term

Additional Appointments & Re-Appointments:

- 2016-2017 Meeting schedule read into record and approval of same; Ms. Steelman makes motion, Mrs. Miller seconds, roll call - unanimously *aye all 6* in favor / *none* opposed
- Re-appointing Mrs. Patricia Urbaczewski as Chairperson and Mr. Edward Sgalio as Vice-Chairperson; Ms. Steelman makes motion, Councilman Divney seconds, roll call - unanimously *aye all 6* in favor / *none* opposed
- Re-appointing Mrs. Genell M. Ferrilli as Board Secretary/Clerk; Mrs. Miller makes motion, Ms. Steelman seconds, roll call – unanimously *aye all 6* in favor / *none* opposed
- Re-appointing Mr. Andrew Previti of Maser Consulting as Board Engineer; Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call - unanimously *aye all 6* in favor / *none* opposed
- Re-appointing Mr. Tom Hillegass of Monzo, Catanese, Hillegass as Board Solicitor; Mr. Ferrilli makes motion, Mrs. Miller seconds, roll call - unanimously *aye all 6* in favor / *none* opposed
- Re-appointing of Ocean City Sentinel Ledger as Primary and Atlantic City Press as Secondary newspapers of publication; Councilman Divney makes motion, Mrs. Miller seconds, roll call – unanimously *aye all 6* in favor / *none* opposed

2) **APPLICANT - 8515 LANDIS, LLC @ 8515 Landis Avenue; Block 86.02; Lots 1, 2 & 3; C-2 Zone; Proposed:**
New Mixed Use Development consisting of commercial 1st floor ground level Blitz's Market and 2nd and 3rd level with an office and nine (9) residential units

Attorney: Cory Gillman, Esq. of Josephson, Wilkinson & Gilman, P.A. provides introduction and brief summary of proposed mixed use development

Professionals: G.W. 'Terry' Thomas & Andrew C. Bechtold of George Wray Thomas Architecture/Engineering/Planning provides details of site and proposed mixed use structure to contain commercial 'New Market' on the ground floor level and 1 office and 9 residential units on the 2nd and 3rd levels.

Witnesses: Frank DiRenzo (Principal of Blitz's Market) and Christopher Glancey (Principal of 8515 Landis Ave & Applicant) provide testimony to proposed uses and hours of operation

Exhibits: A-1 –color rendering

Board Comment: Denying Final Site Plan Approval until revisions are made to comply with Maximum Building Coverage and variance for same can be eliminated

Public Comment: Betty Casey @ 8507 Landis AveN shares 40-45 feet of property line with market to question drop off and receipt of deliveries by trucks and why her property is marked residential when it is in fact zoned commercial; Barb Shaw @ 136-86th St to express concern over parking issues that will only get worse now; Loretta Giello @ 132-85th St asks where the employees and people who buy or rent the condos will park or where people coming to the market will park when there is no place to park to begin with.

- Variance #1–maximum commercial setback for front yard where 5’ is permitted and 51’2” is proposed; Councilman Divney makes motion, Mr. Ferrilli seconds, roll call - *aye* all 6 in favor / none opposed
- Variance #2 –parking in the front yard which is prohibited and 2 spaces on 86th Street frontage is proposed; Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call - *aye* all 6 in favor / none opposed
- Variance #3 –building coverage where 70% is permitted and 84.2% is proposed for a variance of 14.2%; Mr. Ferrilli makes motion, Councilman Divney seconds, roll call – none in favor / *nay* all 6 opposed (Ms. Steelman, Mrs. Miller, Mr. Ferrilli, Councilman Divney, Mr. Bonifazi, Mrs. Urbaczewski voted in the negative)
- Variance #4 –stormwater management system where retention structure at 2 ft. above season high groundwater is required and less than 2 ft. is proposed; Mrs. Miller makes motion, Ms. Steelman seconds, roll call - *aye* all 6 in favor / none opposed
- Variance for Design Standards regarding Massing; Councilman Divney makes motion, Mr. Ferrilli seconds, roll call - *aye* all 6 in favor / none opposed
- Landscaping variance where 6 are required, and 3 on 86th & 0 on Landis are proposed, however if County will permit will plant trees and if not variance will be granted; Mrs. Miller makes motion, Ms. Steelman seconds, roll call - *aye* all 6 in favor / none opposed
- Two (2) Waivers as noted on Board Engineer 7/5/16 review memo, referencing Site Plan Scale and location of driveway closer than 100’ from an intersection; Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call - *aye* all 6 in favor / none opposed
- Preliminary Approval ‘ONLY’ so granted with condition to make revisions to comply with Maximum Building Coverage for Final Site Plan Approvals; Mrs. Miller makes motion, Ms. Steelman seconds, roll call – *aye* all 6 in favor / none opposed

~RESOLUTIONS:

Resolution No. 2016-06-01 - Braca Enterprises, Inc. @ 4113 Pleasure Avenue

- Memorialize Resolution #2016-06-01; 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 November 16, 2015 adopted. Councilman Divney makes motion, Mrs. Miller seconds, roll call those eligible to vote - *aye* all 5 in favor / none opposed
- Regular Meeting December 14, 2015 adopted. Councilman Divney makes motion, Mrs. Miller seconds, roll call those eligible to vote - *aye* all 5 in favor / none opposed

~Master Plan Update:

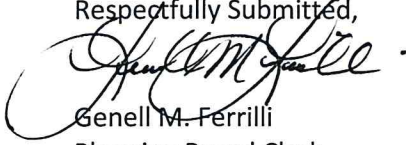
Sub Committee update on Master Plan Re-Exam progress, upcoming review and discussion of the draft with entire board prior to planning for presentation to general public as currently proposed for the September, 2016 Planning Board Meeting.

~With no further business

➤ Motion to adjourn is made by Mrs. Miller and second by Ms. Steelman

MEETING ADJOURNED

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Genell M. Ferrilli".

Genell M. Ferrilli
Planning Board Clerk