

CITY OF SEA ISLE CITY
PLANNING BOARD
AGENDA of Regular Meeting
Monday, August 8, 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. Returning 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: **“Final Site Plan Approval”** following Preliminary and Benefits Variances granted; Final approvals are now based on required revisions to reduce building coverage in order to comply with and eliminate need for building coverage (26-53.10) variance.

- ◆ 2016 MASTER PLAN RE-EXAMINATION REPORT - Draft Review

6. Resolution

Resolution #2016-07-01 - Planning Board Re-Organization for 2016-2017 Calendar Year

7. Meeting Minutes

8. Adjourn

CITY OF SEA ISLE CITY PLANNING BOARD
Minutes of Regular Planning Board Meeting
Monday, August 8, 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, Ms. Steelman, Mrs. Urbaczewski

Absent: Mayor Desiderio due to conflict, Mr. DiCesare, Mrs. Miller, Mr. Baldini, Mr. Sofroney, 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/RETURNING BUSINESS:**

1) **APPLICANT - 8515 LANDIS, LLC @ 8515 Landis Avenue; Block 86.02; Lots 1, 2 & 3; C-2 Zone; Proposed:**

Revisions following Preliminary approval to meet requirements for Final Site Plan Approval

Attorney: Cory Gillman, Esq. of Josephson, Wilkinson & Gilman, P.A. provides brief review of prior presentation and brief summary of revisions made

Professionals: G.W. 'Terry' Thomas & Andrew C. Bechtold of George Wray Thomas Architecture/Engineering/Planning provides details regarding modifications to eliminate building coverage variance and satisfy other items addressed in order to achieve final approvals

Witnesses: Frank DiRenzo (Principal of Blitz's Market) and Christopher Glancey (Principal of 8515 Landis Ave & Applicant)

Exhibits: A-1 –color rendering reflecting modifications

Board Comment: is commercial allowed on upper floors and more information on AC unit access

Public Comment: Robert Johnson @ 148-85th St to request extended and higher fence; Joe Romano @ in favor and complimentary of project.

- Final Site Plan Approval as presented at this hearing and presented on the plans; Councilman Divney makes motion, Mr. Bonifazi seconds, roll call – *aye* all 5 in favor / none opposed

2) **MASTER PLAN RE-EXAMINATION**

Review and discussion of Master Plan Draft begin with zoning changes and questions regarding setbacks, and impervious coverage before and after CO's. Discussion continues regarding 'T' shaped buildings that would be smaller on the bottom and larger on the top, followed by the discrepancies between the master plan and city ordinance regarding the issues over bump outs, complicated even more due to City Council. Additional discussion takes place in regards to parking and transportation with particular mention of the jitney service and surveying the off street parking along with permit, designated, and public & satellite parking lots. Closing information consists of review of the remaining items from Parks, Recreation, Businesses, Events and Appearance to Storm Water Management, Hazardous Mitigation, Beach Nourishment, Utility Infrastructure, Recycling, Energy Conservation and Forestry Management. Floor is open for public comment:

Joe Romano – 18 50th Street – to ask if he could speak selfishly in regards to commercial units, as well as commercial with residential above known as mixed use, that some owners already have and others have properties they want to proposed this type of development on may lose out due to the changes that are being considered and he feels this may not be such a good idea.

Chris Glancey – 4009 Landis Avenue – continues the comments regarding the residential and commercial issues that seem to only benefit residential builds and if taking the opportunity to look at the whole picture would put stress on any proposed commercial development and not be of any help to local businesses at all.

Business Administrator George Savastano points out how important it is for everyone to realize this document is not law and what the Planning Board discusses and offers are recommendation. Whereas all information still has to be presented to City Council who more or less has the final decision then.

It is noted on record that a Public Meeting will be held Monday, September 12, 2016 at 7pm, which is the regular scheduled Planning Board Meeting, and will be noticed accordingly for all interested parties to attend.

~RESOLUTIONS:

Resolution No. 2016-07-01 - Planning Board Re-Organization for July 2016 through June 2017

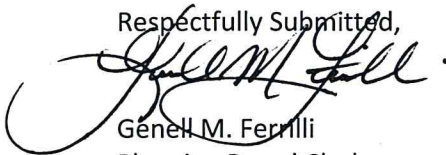
- Memorialize Resolution #2016-06-01; Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call those eligible to vote - *aye* all 5 in favor / none opposed

~With no further business

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

MEETING ADJOURNED

Respectfully Submitted,



Genell M. Ferrilli
Planning Board Clerk