

CITY OF SEA ISLE CITY
PLANNING BOARD
AGENDA of Regular Meeting
Monday, September 12, 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. Continued Business

◆ **2016 MASTER PLAN RE-EXAMINATION -**

- Present, Review & Discussion of Report
- Questions & Comments

6. Resolution memorialization

Resolution #2016-08-01 – 8515 LANDIS, LLC “Final Site Plan Approval” @
8515 Landis Avenue, B: 86.02, L: 1, 2 & 3

7. Adjournment

CITY OF SEA ISLE CITY PLANNING BOARD
Minutes of 'Special' REGULAR Planning Board Meeting
Monday, September 12, 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: Councilman Divney, Mr. Ferrilli, Mrs. Miller, Ms. Steelman, Mr. Baldini, Mr. Sofronev, Mrs. Urbaczewski

Absent: Mr. Bonifazi, Mayor Desiderio due to conflict, Mr. DiCesare, 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

~2016 MASTER PLAN RE-EXAMINATION REPORT:

Chairperson offers opening statement in regards to planned meeting agenda, reason for Master Plan Re-examination and explains that the Planning Board's part in this Master Plan process. Whereas the Planning Board provides recommendations for overall changes and improvements proposed to enhance and better the community and city, which is then presented to City Council for review and it is also City Council who makes all Final Decisions.

Maser Consulting representatives, Andy Previti and Marcia Shiffman, take the floor and begin review of the 2016 Master Plan Re-examination Report (Draft) in presentation form, via poster boards and wall monitors, to the Professionals and Planning Board Members, as well as those present in the audience. Handout packets for following along were made available at the door prior to the meeting as well.

A brief summarization comparing the previous Master Plan of 2007 up to what is current is provided followed by a poll of audience members to find that 75% had attended the workshop held for the community in October of 2015. Next is to review the problems from 2007 in more detail and how they have been addressed, by reviewing each area of concern as far as changes, objectives, research and recommendations. The more detailed portion of the presentation continued with a review of the specific areas being recommended for zoning changes, which consisted of brief descriptions and associated maps with highlighting that would relate to each specific area being considered for change and the reasoning. The presentation continues, following the housing and fair share plan with they are not involved with, as they review and provide some brief details on the items as outlined beginning with circulation and parking and particular attention to transportation, especially with storms and flooding, in addition to NJ RSIS improvements and the causeway work currently underway. As they continue, units and square footage in conjunction with parking, proposed changes to existing older buildings and open spaces, recommendations for recreation, economic development, tourism and funding, storm water management, bay flooding being a major issue, beach nourishment, utility infrastructure, recycling and wrapping things up with conservation and natural resources. Floor is then open to the public:

- 1.) *Robert Clemente @ 7908 Central Ave:* objected to the Townsend Inlet Civic Center zoning being changed and wanted to know who was primarily responsible for said change in zoning.
- 2.) *Robert Johnson @ 148-85th St:* testify to supporting the Townsend Inlet Civic Center change in zoning.
- 3.) *Alan Nesensohn @ 179-77th St:* express concerns with the pedestrian facilities especially the bike path.
- 4.) *Joseph Malonoski @ 8711 Sounds Ave:* express concern that no street light exists at the corner of 87th Street and Landis Avenue and respectfully request a street light.
- 5.) *Roy Cook @ 144-61st St:* to note concerns with the zoning of the Acme Shopping Center.
- 6.) *Ray Ingham @ 6201 Pleasure Ave:* to note being grateful for the reduction of the speed on Pleasure Avenue and believes it greatly reduces the amount of traffic on the street.
- 7.) *Susan Santanasto @ 2209 Landis Ave:* objects to expansion of the promenade. She believes the focus should be kept on the down town business district. Also commends the City for the great job after Sandy and said the City is rising to a level never seen before.

8.) Donna Cassidy @ 2201 Landis Ave: express concerns with any type of proposed parking in the north end and concern with overbuilding the town because the town will lose its charm and become more city like.

9.) Carl Anderson @ 208-46th St: voice his opinion that folks living in the area of the former Sea Isle City Public School would like to see a recreation facility built on the site and transform the parking lot into a park containing green space. He also suggested the City build offsite parking in the city.

10.) Joe Romano @ 18-50th St: express concern with the number of businesses leaving the city and suggested that allowing residential units over commercial uses in the mixed use zoning district is absolutely needed especially in the C-3 Zoning District; however, he is concerned that the pendulum is going to swing back to the other side and that areas such as Fish Alley will change from primarily commercial to residential because the properties as result of zoning are being depreciated.

11.) Joseph Malonoski @ 8711 Sounds Ave: testified before but wanted to say that he believes the C-3 Zoning District is the most appropriate zoning district for the Fish Alley area and agrees with Mr. Romano.

12.) Joann Bernier @ 7313 Pleasure Ave: to state that she doesn't want the promenade extended and is concerned with the impact to the dunes and beach paths. She feels the dunes which have recently been groomed look great as does the access paths to the beach.

13.) Chris Glancey @ 4009 Landis Ave: speaks in agreement with Mr. Romano about Fish Alley and is concerned with the disappearance of the commercial business on the island as only 2% of the island is commercial and yet the Planning Board is proposing to eliminate more commercial zones. Mr. Glancey believes the one way to control density is by controlling residential uses. He believes the businesses need to be saved and encouraged. He also stated there should be remote parking lots in the north end serviced by jitneys. He also believes economic development should be promoted and stated the City and Chamber of Commerce should be working together to obtain accurate demographics so they City knows exactly where visitors are coming from and how long they are staying as the information is critical to the businesses on the island. He is also concerned with the decreasing rental population while the number of residential units is increasing, meaning more homes in the City are becoming true second family homes and not being rented which has resulted in a four day week and as a result, the City is quiet mid-week.

14.) John Fee @ 220-43rd St: to comment that less people are renting their homes than before so there are significant changes on the island regarding the number of people coming down. He also supports the C-3 Zoning District for Fish Alley and believes some changes will have a detrimental impact on business.

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

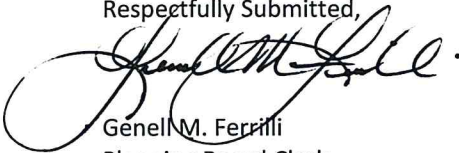
~It is noted for the record changes will be discussed at the October Meeting with no further notice required and the report draft will be changed accordingly and reviewed again thereafter.

~With no further business

➤ Motion to adjourn is made by Councilman Divney and second by Ms. Steelman

MEETING ADJOURNED

Respectfully Submitted,



Genell M. Ferrilli
Planning Board Clerk