

CITY OF SEA ISLE CITY
PLANNING BOARD
AGENDA of Regular Meeting
Monday, January 9, 2017 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:* Jersey Shore Properties, LLC
3909 Landis Avenue, Block: 39.02, Lots: 1, 2, 3.01 & 3.02, Zone C-1
Proposed: Outdoor Bar/Dining Area Alterations & Restrooms Addition
Relief Sought: preliminary & final site plan approval, hardship/benefit variances, & any other associated variances & waivers deemed necessary or required

6. Continued Business

- ◆ 2016 Master Plan Re-Examination Report
 - *Review/discussion of items to allow for moving forward during waiting period until preparation for adoption of 'Master Plan'*

7. Resolution

Resolution # 2016-12-01 - 8600 Landis LLC @ 8600 Landis Avenue
Block 87.03; Lots 12, 13, 22 & 23; Zone C-2

8. Meeting Minutes

Minutes of Regular December 12, 2016 Meeting

9. Adjourn

"Please note - changes are possible"

CITY OF SEA ISLE CITY PLANNING BOARD
Minutes of Regular Planning Board Meeting
Monday, January 9, 2017 @ 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, Mrs. Urbaczewski

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

(NOTE: Due to conflict, Mr. Ferrilli was acting Chairperson in place of Mrs. Urbaczewski for this Application)

1) **APPLICANT – Jersey Shore Properties, LLC @ 3909 Landis Avenue; Block 39.02; Lots 1, 2, 3.01 & 3.02; C-1 Zone; Proposed:** Preliminary & final site plan approval with a request for hardship/benefit variances and design waivers necessary for roof over outside bar, walk-in cooler/storage with covered seating area and handicap accessible restrooms.

Attorney: Julius N. Korschak, Esq. of Serber Korschak provides an overall summary of what exactly is being proposed, reviews the application submitted and explains the reason for the relief being sought.

Professionals: Mark Gibson of Gibson Associates provides testimony to what is existing, what is proposed and explanation in detail to what the intent and purpose is of this project and suitability to the surrounding area, as well as code compliance and architectural design.

Witnesses: Pat Pasceri, Michael Roberts and Ralph Pasceri all principal partners in Jersey Shore Properties, LLC – Applicants who offer input when necessary on items addressed throughout testimony

Exhibits: provided by Mr. Korschak (1) email from City Clerk regarding liquor license, (2) letter from Public Works Department, & (3) letter from Chief D’Intino.

Board Comment: inquiries regarding landscaping and mention to leave easements as is

Public Comment: John Pflugfelder @ 3914 Pleasure Ave-Unit 201 not opposed but to express issues with second hand smoke coming into his home, concern with his wife and her asthma, and noise especially with bottles from trash; Bob Henry @ 3914 Pleasure Ave-Unit 202 also not opposed but having issues with cigarette smoke and smokers using their carports and cars as hangouts when they do smoke, as well as a request to aim lighting downward so it doesn’t shine into their windows; Ralph Pasceri @ 107-46th St & 3910 Pleasure Ave –affiliated with applicant and commenting on the benefits of add a roof to cover the dining and bar areas and restrooms for patrons which he believes will help with noise as well; Dustin Laricks @ 4720 Park Rd comments on how pleasant the outside facility is and how much better it will be to have protection overhead and feels accessible restrooms without having to take children through the club anymore is truly beneficial; Rodney Greco @ 214-90th St in favor of roof protection from the elements especially rain.

- To approve variances as listed in Engineer’s report based on the C2 criteria, including flexible ‘C’ variance and variance to build in easement area and not including landscaping or street trees which are no longer necessary; Ms. Steelman makes motion, Mr. Baldini seconds, roll call – aye all 5 in favor / none opposed
- To grant Preliminary and Final Site Plan Approval; Mrs. Miller makes motion, Ms. Steelman seconds, roll call – aye all 5 in favor / none opposed

~Continued Business:

Master Plan Re-examination review and discussion of recommendations to consider for council and possibly move forward on while the housing section is in progress, before final review and adoption of the Master Plan. Circulation and Parking addresses a parking survey, satellite lots, and changes in parking regulations. Parks, Recreation & Open Spaces addresses the former public school, Dealy Field, fishing piers, marina park amusement site, kayak & paddle board storage & launch area, as well as the old fire house. Economic Development needs a city business assistant or liaison which would be our City Administrator. Storm Water Management addresses the bay flooding solutions plan, comprehensive flood control plan and a strategic recovery plan. In closing it was unanimously agreed for Board Solicitor to prepare and forward to City Council a letter presenting those items discussed.

~RESOLUTIONS:

Proposed Resolution No. 2016-12-01 for 8600 Landis, LLC @ 8600 Landis Avenue was delayed at request of Applicant's attorney until next hearing to allow time for opportunity to review prior to final approval.

~MEETING MINUTES to adopt:

- Regular Meeting December 12, 2016 adopted. Mrs. Miller makes motion, Mr. Ferrilli seconds, roll call those eligible to vote - aye all 6 in favor / none opposed

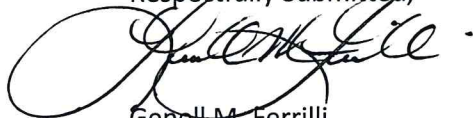
~Meeting scheduled for Monday, February 13, 2017 must be rescheduled for another date and noticed to public, which is discussed and agreed to be either February 21 or 22, to be confirmed thereafter.

~With no further business

- Motion to adjourn made by Mrs. Urbaczewski, second by Mrs Miller

MEETING ADJOURNED

Respectfully Submitted,



Genell M. Ferrilli
Planning Board Clerk