

CITY OF SEA ISLE CITY  
**PLANNING BOARD**  
AGENDA of Regular Meeting  
Tuesday, February 21, 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 Sofronev Alt #2
_____ Councilman John Divney	

**5. New Business**

- ◆ Ordinance No. 1599 entitled "*Encroachments*" to reflect changes allowing setback encroachments for certain architectural features, commonly referred to as 'bump out' allowing same for corner lots, adopted on first reading by City Council at its regular meeting of Tuesday, January 24, 2017, is now being presented to the Planning Board for Master Plan Consistency review and comments/recommendations.

- ◆ Applicant: Commodore Club, Inc. Non-Profit Organization (Tenant of Spinnaker Condominium Corp)  
3500 Boardwalk, Block: 35.01, Lots: 37.01, 36.01, 34.01, 34.02, 2.03, 3, 4, 10 & 11  
*Proposed:* Preliminary and Final Site Plan Approvals for a 340 S/F addition  
*Relief Sought:* Preliminary & Final Site Plan Approval

**6. Continued Business**

- ✓ 2016 Master Plan Re-Examination Report

**7. Resolution**

<u>Resolution # 2016-12-01</u> -	8600 Landis LLC @ 8600 Landis Avenue Block 87.03; Lots 12, 13, 22 & 23; Zone C-2
<u>Resolution # 2017-01-01</u> -	Jersey Shore Properties, LLC @ 3909 Landis Avenue Block 39.02; Lots 1, 2, 3.01 & 3.02; Zone C-1

**8. Meeting Minutes**

Minutes of Regular January 9, 2017 Meeting

**9. Adjourn**

## ***CITY OF SEA ISLE CITY PLANNING BOARD***

### ***Minutes of Regular Planning Board Meeting***

***Tuesday, February 21, 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:* Mayor Desiderio (leaves early due to conflict with application), Councilman Divney, Mr. Ferrilli, Mrs. Miller, Ms. Steelman, Mr. Baldini, Mrs. Urbaczewski

*Absent:* Mr. Bonifazi, Mr. DiCesare, Mr. Sofrone, Mr. Sgalio

*Professionals of the Board:* Andrew Catanese, Esq. Interim Planning Board Solicitor, Andrew A. Previti, P.E. of Maser Consulting the Municipal & Board Engineer

#### **~NEW BUSINESS:**

##### **1) Ordinance No. 1599 (2016) Master Plan Consistency Review**

“Encroachments” for certain architectural features, commonly referred to as “bump out” allowing same for corner lots, as revised from first draft.

**Professionals:** Board Engineer comments but was not sent ordinance in advance to prepare a full report

**Board Comment:** None

**Public Comment:** None

- Planning Board recommendation is that Ordinance 1599 is NOT INCONSISTANT with the Master Plan; Councilman Divney makes motion, Mr. Baldini seconds, roll call all present - *aye* all 6 in favor / none opposed

##### **2) APPLICANT – Commodore Club, Inc.** (a Non-Profit Organization) Tenant of Spinnaker Condominium Corp. @ 3500 Boardwalk; Block 35.01; Lots 37.01, 36.01, 34.01, 34.02, 2.03, 3, 4, 10 & 11. **Proposed:** Preliminary & final site plan approvals for a 340 S/F expansion.

**Attorney:** Donald A. Wilkinson, Esq. of Josephson, Wilkinson & Gilman PC., provides an overall summary of what exactly is being proposed, reviews the application submitted and explains their reason for coming before the board.

**Professionals:** Carmen LaRosa, of Carmen J. LaRosa, RA, PP. Architecture & Planning, gives testimony to what is existing, what is proposed, explains what the intent and purpose of this project is and details regarding what to expect of the finished project.

**Witnesses:** Thomas Gleeson – Builder present for any questions or concerns

**Exhibits:** None

**Board Comment:** increase in occupancy load and ADA accessibility to men’s restroom inquiries

**Public Comment:** Ruth Brown @ 23-39<sup>th</sup> Street as a neighbor and Officer of Board to Commodore Club to express being in favor of project and available to answer questions if necessary; Charles Adams @ 105-35<sup>th</sup> Street (ADCO Three LLC) to share thoughts on how well maintained the property and unit are and what an improvement and benefit this project will be the Commodore Club and Patrons.

- To grant Preliminary and Final Site Plan Approval; Mrs. Councilman Divney makes motion, Mr. Baldini seconds, roll call – *aye* all 6 in favor / none opposed

**~Continued Business:**

Master Plan Re-examination review and brief discussion addresses some issues raised by community members in regards to proposed changes that would make properties non-conforming which is not wanted. Therefore it is asked if the Home Occupational Section can be reviewed again and the properties at 61<sup>st</sup> Street currently a C2 be left alone and not changed to R2. It is further requested for another review of areas that are currently C5 Zoned and consider leaving them alone, since Owners should have their own choice of any future intentions proposed for their property without having to provide, to answer, or be required to consider council recommendations for their land. Whereas it is suggested for the Board Secretary to send a memo to City Council in regards to same. Lastly there is mention of commercial improvement funding which is being addressed.

- Motion taken to leave C2 Zone as is at 61<sup>st</sup> Street; motion made by Mr. Ferrilli; second by Ms. Steelman - all ayes 6 in favor / none opposed

**~RESOLUTIONS:**

**Resolution # 2016-12-01 -** 8600 Landis LLC @ 8600 Landis Avenue

"AMENDED FINAL SITE PLAN APPROVAL" / Block 87.03; Lots 12, 13, 22 & 23; Zone C-2

- Memorialize Resolution #2016-12-01, including a correction; Mr. Baldini makes motion, Councilman Divney seconds, roll call those eligible to vote - aye all 4 in favor / none opposed

**Resolution # 2017-01-01 -** Jersey Shore Properties, LLC @ 3909 Landis Avenue

"PRELIMINARY & FINAL SITE PLAN APPROVAL" / Block 39.02; Lots 1, 2, 3.01 & 3.02; Zone C-1

- Memorialize Resolution #2017-01-01; Ms. Steelman makes motion, Mrs. Miller seconds, roll call those eligible to vote - aye all 5 in favor / none opposed / one conflict

**~MEETING MINUTES to adopt:**

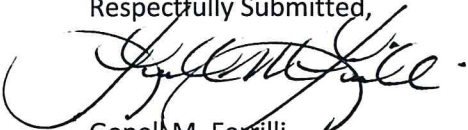
- Regular Meeting January 9, 2017 adopted. Ms. Steelman makes motion, Mrs. Miller seconds, roll call those eligible to vote - aye all 6 in favor / none opposed

~With no further business

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

**MEETING ADJOURNED**

Respectfully Submitted,



Genell M. Ferrilli  
Planning Board Clerk