

CITY OF SEA ISLE CITY
PLANNING BOARD
AGENDA of Regular Meeting
Monday, June 12, 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

APPLICANT: SPRINGFIELD INN, INC.

Property: 12- 43rd Street / Block: 43.01 /Lots: 12, 13 & 14 /Zone C-4

Proposed: revisions to prior approvals granted

Relief Sought: variances on parking in front yard and mechanical lifts in order to obtain revised final site plan approval for the new proposed construction

6. Continued Business

✓ Master Plan Re-Examination Report

Nothing to Report at this time

7. Resolutions N / A

8. Meeting Minutes

Minutes of May 8, 2017 Regular Meeting

9. Adjourn

"Please note - changes are possible"

CITY OF SEA ISLE CITY PLANNING BOARD

Minutes of Regular Planning Board Meeting

Monday, June 12, 2017 @ 7:00 PM

~Meeting Called to Order by Board Member Mr. Ferrilli. 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

Absent: Mr. Bonifazi, Mayor Desiderio, Mr. DiCesare, Mr. Sofronev, Mr. Sgalio, Mrs. Urbaczewski

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) **APPLICANT – SPRINGFIELD INN, INC.** Revised Final Site Plan Approval @ 12 -43rd Street (AKA: 43rd Street & Pleasure Avenue; Block 43.01; Lots 12, 13 & 14; Zone C-4. **Proposed:** revised final site plan approval for new proposed 'mixed use' construction with variances for parking, mechanical lifts and ceiling height.

Attorney: Julius Konschak, Esq. of Serber Konschak LLP provides overall summary of prior application, approvals granted, and what is being proposed by way of revisions requiring the relief that is sought

Professionals: Mark J. Gibson, PLS of Gibson Associates, P.A. gives testimony to what is proposed and explains the intent and purpose of the project is and providing details in regards to the parking spaces, parking lifts, and other variances needed; James Lindemon, RA of LWDMR Architects explains the additional means of egress, easement and connection between JB Steaks and the promenade

Witnesses: N/A

Exhibits: CAFRA Permit; Parking Lift Spec Sheet

Board Comment: questions regarding generator, fence height clarification with neighbor

Public Comment: Dominic Desiderio @ 9-44th Street which is right next door only to speak in favor of the fence remaining and to verify that it will be a satisfactory height.

- To grant variance for increase in parking spaces requiring parking in front yard and mechanical parking lifts, which only need power to be lowered requiring a generator; Councilman Divney makes motion, Mrs. Miller seconds, roll call – *aye* all 5 in favor / none opposed
- To grant Revised Final Site Plan Approval, with all conditions as outlined including fence, generator, compliance with outdoor dining ordinance, landscaping, parking requirements per CAFRA, second means of egress on Pleasure, two on 43rd; Mrs. Miller makes motion, Ms. Steelman seconds, roll call – *aye* all 5 in favor / none opposed

~MEETING MINUTES to adopt:

- Regular Meeting May 8, 2017 adopted. Councilman Divney makes motion, Ms. Steelman seconds, roll call those eligible to vote - aye all 4 in favor / none opposed

~With no further business

- Motion to adjourn made by Ms. Steelman, second by Mrs. Miller

MEETING ADJOURNED

Respectfully Submitted,



Genell M. Ferrilli
Planning Board Clerk