

CITY OF SEA ISLE CITY
PLANNING BOARD
AGENDA of Regular Meeting
Monday, August 14, 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	_____ Donna Miller
_____ Antimo Ferrilli, Vice Chairperson	_____ Frances Steelman
_____ Philip Bonifazi	_____
_____ Mayor Leonard C. Desiderio	_____ Alt. #1 Michael Baldini
_____ Councilman Frank Edwardi	_____ Alt #2 Jack McCusker
_____ Rodney Greco	

5. Continued Business

- ◆ MASTER PLAN RE-EXAMINATION

6. Resolutions

- ◆ Resolution # 2017-06-01 - Springfield Inn, Inc.
12-43rd Street; Block 43.01; Lots 12, 13 & 14
- ◆ Resolution # 2017-07-01 - Planning Board Re-Organization

7. Meeting Minutes

- ◆ Minutes of July 10, 2017 Regular Meeting

8. Adjourn

"Please note - changes are possible"

CITY OF SEA ISLE CITY PLANNING BOARD

Minutes of Regular Planning Board Meeting

Monday, August 14, 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: Mr. Baldini, Mr. Greco, Mrs. Miller, Ms. Steelman, Mr. McCusker, Mr. Ferrilli, Mrs. Urbaczewski

Absent: Mr. Bonifazi, Mayor Desiderio, Councilman Edwardi

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) **RE- ORGANIZATION of PLANNING BOARD for the 2017 – 2018 CALENDAR YEAR** and the Appointment / Swearing in of Two (2) New Planning Board Members

Appointment and official swearing in thereby taking Oath of Office are the following:

Oath of Office taken by Rodney Greco as Class IV Member to finish 2 years of a 4 year term

Oath of Office taken by John 'Jack' McCusker as Class IV Member – Alternate #1 - to finish 2 years of a 4 year term

Continued Business:

Master Plan Re-Evaluation: a Sept. 2016 public hearing was held in regards to the Master Plan Draft followed by an Oct. 2016 regular meeting where public comment and changes from an Aug. 2016 regular meeting were taken under advisement and incorporated into a revised 11/2/16 draft which was presented and reviewed at the Nov. 2016 meeting. Adoption of Master Plan was discussed but delayed due to Fair Share Housing, which is handled separately by the City and proposed to be incorporated into the Master Plan so the City requested for the Master Plan adoption to wait. Unfortunately, the Fair Share Housing Element is taking much longer than anticipated, so it was recommended for the Master Plan to move forward without Housing. Additional changes were discussed and are the only items that need to be addressed at this point in order to proceed with final adoption of the Master Plan Report. Such as eliminating the C-5 district in commercial zoned districts, changing the impervious coverage language addressing swimming pools, C2 zoned properties, Map 7 revisions and changes to tables.

- To accept the changes as made to Master Plan to be adopted; motion made by Mr. Ferrilli; second by Ms. Steelman - all ayes 5 in favor / none opposed
- To accept the Master Plan Re-Evaluation dated August 1, 2017; motion made by Mr. Ferrilli; second by Ms. Steelman - all ayes 5 in favor / none opposed

There is a brief discussion in regards to the Planning Board suggestion of having a letter sent to City Council with a recommendation to review and address changes to the permitted Home Occupation listing.

~RESOLUTIONS:

Resolution # 2017-06-01 - **SPRINGFIELD INN, INC. – Mixed Use Development**
@ 12 – 43rd Street / Block: 43.01; Lots: 12, 13 & 14

- **Memorialize Resolution #2017-06-01, with some minor changes/corrections and additional conditions as noted; Mr. Ferrilli makes motion, Mr. Baldini seconds, roll call those eligible to vote - aye all 4 in favor / none opposed**

~MEETING MINUTES to adopt:

- **Regular Meeting July 10, 2017 adopted. Mrs. Miller 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 made by Mr. Ferrilli, second by Ms. Steelman**

MEETING ADJOURNED

Respectfully Submitted,



Genell M. Ferrilli
Planning Board Clerk