

CITY OF SEA ISLE CITY
PLANNING BOARD
AGENDA of Regular Meeting
Monday, September 11, 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	_____ Rodney Greco
_____ Antimo Ferrilli, Vice <u>Chairperson</u>	_____ Donna Miller
_____ Michael Baldini	_____ Frances Steelman
_____ Philip Bonifazi	_____ Alt. #1 Jack McCusker
_____ Mayor Leonard C. Desiderio	_____ Alt #2
_____ Councilman Frank Edwardi	

5. NEW Business

- ◆ **APPLICANT: BRANGENBERG (Gerard & Christine) MIXED USE DEVELOPMENT**
Property: 3901 Landis Avenue / Block: 39.02 /Lots: 8.02 &9.02 /Zone C-1
Proposed: demolish all existing structures and site improvements and construct 3 story mixed use building with 2 commercial on 1st floor & 4 residential on 2 upper floors
Relief Sought: Preliminary & Final Site Plan Approval, variance relief and waivers from certain site plan requirements

6. Resolutions

- ◆ Resolution # 2017-07-01 - Planning Board Re-Organization
- ◆ Resolution # 2017-08-01 - Adoption of Master Plan Report

7. Meeting Minutes

- ◆ Minutes of August 7, 2017 Regular Meeting

8. Adjourn

"Please note - changes are possible"

CITY OF SEA ISLE CITY PLANNING BOARD

Minutes of Regular Planning Board Meeting

Monday, September 11, 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, Councilman Edwardi, Mr. Greco, Ms. Steelman, Mr. McCusker, Mr. Ferrilli, Mrs. Urbaczewski

Absent: Mr. Bonifazi, Mayor Desiderio, Mrs. Miller

Professionals of the Board: Dan Reeves, Esq. of Monzo Catanese Hillegass, P.C the Interim Planning Board Solicitor; Andrew A. Previti, P.E. of Maser Consulting the Municipal & Board Engineer

~NEW BUSINESS:

1) **APPLICANT – Gerard & Christina BRANGENBERG** @ 3901 Landis Avenue; Block 39.02; Lots 8.02 & 9.02; Zone C-1. **Proposed:** demolish existing structures and site improvements and construct three (3) story mixed use building with 2 commercial on first floor and 4 residential on two upper floors.

Attorney: Charles Gemmel of Gemmel, Todd & Merenich provides a brief summary of the proposed project that is being brought before the board and the relief being sought through the application

Professionals: Carmen J. LaRosa, R.A., P.A. gives testimony to the proposed explaining the intent and purpose of the project providing details in regards to parking, trash, utilities, lighting, commercial uses and variances necessary, as well as the surrounding area and flooding.

Witnesses: none

Exhibits: none

Board Comment: streetscape, plantings, exhaust for a possible restaurant and sidewalk grates for trees are discussed

Public Comment: Pat Pasceri @ 4615 Park Road speaks in favor and believes it will be an improvement

- To grant approvals of Variance Items 1–5 listed in Variance Chart as follows: 1)Min. bldg. coverage first floor non-residential, 2)Parking in front yard, 3)Stacked parking, 4)Max. driveway width, and 5)Stormwater management system. Standards applicable to all development ((Note-items 6 & 7 satisfied and therefore eliminated)); Councilman Edwardi makes motion, Mr. Ferrilli seconds, roll call – *aye* all 7 in favor / none opposed
- To grant approvals based on all conditions as outlined and discussed and including Items #19 (off street parking) & #21 (trash removal); Ms. Steelman makes motion, Mr. Greco seconds, roll call – *aye* all 7 in favor / none opposed
- To grant approval of three (3) waivers for Site Plan to scale, 100’ from the intersection and the 200’ list be provided on the site plans; Councilman Edwardi makes motion, Ms. Steelman seconds, roll call – *aye* all 7 in favor / none opposed
- To grant Preliminary & Final Site Plan Approvals; Mr. Baldini makes motion, Councilman Edwardi seconds, roll call – *aye* all 7 in favor / none opposed

~RESOLUTIONS:

Resolution # 2017-07-01 - PLANNING BOARD RE-ORGANIZATION

- Memorialize Resolution #2017-07-01; Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call those eligible to vote - *aye* all 4 in favor / none opposed

Resolution # 2017-08-01 - Adoption of Master Plan Report

- Memorialize Resolution #2017-08-01; Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call those eligible to vote - *aye* all 6 in favor / none opposed

~MEETING MINUTES to adopt:

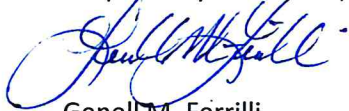
- Regular Meeting Minutes of August 14, 2017 adopted. Mr. Baldini makes motion, Mr. Ferrilli seconds, roll call those eligible to vote - *aye* all 6 in favor / none opposed

~With no further business

- Motion to adjourn made by Ms. Steelman, second by Mr. Ferrilli, with all in favor 'aye'

MEETING ADJOURNED

Respectfully Submitted,



Genell M. Ferrilli
Planning Board Clerk