

CITY OF SEA ISLE CITY
PLANNING BOARD
AGENDA of Regular Meeting
Monday, December 9, 2019, 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 Chairperson	_____ Donna Miller
_____ Michael Baldini	_____ Frances Steelman
_____ Philip Bonifazi	_____ Alt. #1 Jack McCusker
_____ Mayor Leonard C. Desiderio	_____ Alt #2 Daniel McCann
_____ Councilman Frank Edwardi	

5. Old Business N / A

6. NEW BUSINESS

❖ **APPLICANT: REDFERN OCEAN, LLC.**

Property: 5800 Sounds Avenue, Block: 58.05, Lots: 5.01 & 5.02, Zone R-2
Proposed: subdivision of parcel for two (2) single family lots
Relief Sought: Minor Subdivision approval & Benefits variance to subdivide current property into two lots restricted to single family residence with lot size & side yard variances

❖ **APPLICANT: Daniel J. McCANN**

Property: 21 -44th Street, Block 43.02, Lot 4, Zone C-1
Proposed: addition of exterior elevator shaft with 2 residential elevators
Relief Sought: Preliminary & Final Site Plan Approval and any other relief deemed necessary

7. RESOLUTIONS

❖ **RESOLUTION No. 2019-11-01** - CLD SIC, LLC.

*Bathroom Addition for Kix-McNutley's Packaged Goods & Bar @ 6400 Landis Avenue/
Blocks 63.03, 64.03/Lots 9.02,10,11,12.01-15.01,24.02,25,26,27.01; 25-30,428.02,431.01/ Zone C-5*

❖ **RESOLUTION No. 2019-11-02** - WAWA, INC. Store #300

Store Addition @ 3800 Landis Avenue/ Block 38.02/ Lots 8 & 9/ Zone C-1

8. MEETING MINUTES

❖ **MINUTES** of November 12th, 2019 Regular Meeting

9. ADJOURN

" Please note - changes are possible "

CITY OF SEA ISLE CITY PLANNING BOARD
Minutes of Regular Planning Board Meeting
Monday, December 9th, 2019 @ 7:00 PM

~**Meeting Called to Order** by Vice Chairperson Mr. Ferrilli. All rise for Pledge of Allegiance. Opening comments begin with Open Public Meeting Act statement.

~**Planning Board Roll Call:**

Present: Mr. Baldini, Mr. Bonifazi, Mayor Desiderio, Mr. Greco, Mrs. Miller, Ms. Steelman, Mr. McCann, Mr. McCusker & Mr. Ferrilli

Absent: Councilman Edwardi & Mrs. Urbaczewski

Professionals: Jon D. Batastini, Esq. of Loveland, Garrett & Batastini (Planning Board Solicitor) and Andrew A. Previti P.E., of Maser Consulting (Municipal & Board Engineer)

~**New Business:**

1) **APPLICANT – REDFERN OCEAN, LLC** 'Minor Subdivision & Variance Application'

@ 5800 Sounds Avenue /Blocks 58.05 /Lots 5.01 & 5.02 /Zone R-2

Proposed: Sub-division to create two (2) proposed smaller sized irregular lots and to include relief for proposed future pool for each lot

Attorney: Donald Wilkinson, Esq. (Josephson Wilkinson & Gilman, P.A.) begins with brief introductions and provides a summary of the minor sub-division, lot sizes and what is proposed for each lot by way of single family dwellings and a proposed future pool for each, as he addresses the Architect for specifics, adding that CAFRA permit is in progress and a comparison between what is proposed with this subdivision being a benefit instead of the alternative to develop the property with a duplex constructed to the max

Professionals: Carmen LaRosa, Architect provides additional details specific to the sub-division and proposed intentions for each lot being deeded to single family only, including the future proposed in-ground pool for each and relief for the same as he elaborates on aesthetic appeal, setbacks, compatibility with the surrounding neighborhood, in addition to further commenting on impervious coverage and compliance with R-2 requirements

Witnesses: Jim Colahan who is Owner of property and the Manager & Sole Proprietor of Redfern Ocean, LLC

Exhibits: P1 -marked up drawing

Board Comment: mention of one of the lots requiring a new water service, closeness of structures raising concerns over fire safety, fencing and self-latching & locking gate per code, flooding and water runoff, to consider remaining at a 15 ft setback @ 7-1/2 ft per side, as well as having new lots deeded for single family dwellings only

Public Comment: Frederick Cantagallo @ 5724 Sounds Ave South in opposition asking for elevation clarification, to comment on the pool and fence and express concerns over fear of fire as he believes the variances should not be needed with so many other options available; Doris Downer @ 5724 Sounds Ave North to speak in opposition due to the variances being sought, flooding on their street and fire safety; P. Scott, lawyer of Woodbine, NJ being Doris Downer's son-in-law and a licensed planner expresses several concerns in regards to what is proposed being unnecessary and why, since what is existing currently is fine as is; J.R. Gemberling @ 5810 Sounds Ave offers details regarding his lot and intentions as he questions what this application is for, feeling as though it is an unnecessary application and his concerns regarding the pools and fence as well; John Rybas @ 5720 Sounds Ave South to express the same concerns regarding the setbacks and pools; Thomas Maloney @ 5720 Sounds Ave North to comment on being in agreement with opposition for same reason.

➤ Motion in the affirmative to grant the minor sub-division proposing two lots, whereas one @ 4,331 s/f and one @ 4,293 s/f of which both would have min. lot width of 37.5 s/f and aggregate side yard of 14 ft. based on 7 ft. for each side, in addition to conditions of approval and including installation of sprinkler system on each property and hardy cement siding being used; Mr. McCusker makes motion, Mrs. Miller seconds; roll call - aye '8' in favor/ nay '1' opposed and therefore Granted in the affirmative

2) APPLICANT – McCANN, Daniel J. *Minor Site Plan Review of Elevator Addition*

@ 21 - 44th Street / Block: 43.02 / Lots: 4 / Zone C-1

Proposed: Elevator addition to the existing structure to house two (2) elevators

Attorney: Owner Daniel McCann on behalf of this application to provide testimony regarding the history of the property and structure and further explain the need for these elevators based on access to residences for health and age purposes, with no variances necessary and no change in impervious coverage.

Professionals: Carmen LaRosa, R.A. (Architect) provides detailed testimony in regards to two proposed elevators that will be housed in one large shaft side by side for entry to two residential units where one elevator will stop at first lower residential unit and the other will go to second upper residential unit, in addition to being flood compliant and per conditions outlined in Engineer's report

Witnesses: N/A

Exhibits: none

Board Comment:

Public Comment: Joseph D. McCann @ 21-44th St, 2nd floor to state support for this project on record; Craig Larsen @ 4500 Park Rd. to express being in favor of the project to benefit the owners; Michael Monichetti @ 4222 Park Rd to speak in favor of this project and compliment the MCCann Family for keep this the same instead of rebuilding and how they remain such a big part of and continue to support the community; Bob Boyer @ 5112 Landis Ave to speak in support of this project and how it will truly benefit the homeowners and add to the building.

- Motion in the affirmative for minor site plan approval to permit elevator addition being deminimus in nature, therefore not requiring a variance for expansion of non-conforming property with gutters and downspouts; Ms. Steelman makes motion, Mrs. Miller seconds, roll call – *aye '8' in favor / none opposed*

~Resolutions:

Resolution # 2019-11-01 - CLD SIC, LLC 'Minor Site Plan Review'

@ 6400 Landis Ave; Block: 63.03,64.03; Lots: various; Zone C-5

- Memorialize Resolution #2019-11-01; Ms. Steelman makes motion, Mr. Ferrilli seconds, roll call those eligible to vote - *aye all 5 in favor / none opposed*

Resolution # 2019-11-02 - WAWA, Inc. 'Site Plan Review & Variance Application'

@ 3800 Landis Ave; Block: 38.02; Lots: 8 & 9; Zone C-1

- Memorialize Resolution #2019-11-02, with discussion in regards to this application procedure being done inappropriately and if other information should have been received prior to this, in addition to clarification on lack of follow through and further documentation not being submitted; Mr. Baldini makes motion, Mr. Bonifazi seconds, roll call those eligible to vote - *aye all 7 in favor / none opposed*

~Meeting Minutes to adopt:

- Regular Meeting Minutes of November 12th, 2019 adopted. Mr. McCusker makes motion, Mr. Baldini seconds, roll call those eligible to vote - *aye all 7 in favor / none opposed*

~With no further business

- Motion to adjourn made by Mr. McCusker, second by and all in favor 'aye'

Meeting Adjourned

Respectfully Submitted,



Genell M. Ferrilli
Planning Board Clerk