

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

- ❖ **ORDINANCE No. 1637** amending revised General Ordinances of the City of Sea Isle City, Chapter 10 ***entitled "Building and Housing" to amend construction code schedule(s) to conform with state statutes***, adopted on first reading by City Council at its regular meeting of Tuesday, July 23, 2019, and now being presented to the Planning Board for Master Plan Consistency review, comments/ recommendations; vote as to whether said ordinance is not inconsistent with the Master Plan per *N.J.S.A. 40:55D-26*.

- ❖ **APPLICANT: Gerald E. RAHILL and Josephine M. RAHILL**
Property: 12 - 63rd Street / Block: 63.02 / Lots: 13 & 14.01 / Zone: R-2
Proposed: Sub Division to create 2 lots for two single family dwellings
Relief Sought: to re-instate prior sub-division approval for plat to be filed that expired

7. RESOLUTIONS

- ❖ **RESOLUTION No. 2019-07-01** - Re-Organization of Sea Isle City Planning Board for Calendar Year of 2019-2020, including re-elections and approval of new 2019-2020 Planning Board Meeting Schedule

8. MEETING MINUTES

- ❖ *MINUTES* of July 8th, 2019 Regular Meeting

9. ADJOURN

*** Please note - changes are possible ***

CITY OF SEA ISLE CITY PLANNING BOARD

Minutes of Regular Planning Board Meeting

August 12th, 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 Greco, Mrs. Miller, Ms. Steelman, Mr McCusker, Mr Ferrilli & Mr McCann arrived late

Absent: Mr Baldini, Mr Bonifazi, Mayor Desiderio, 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) Ordinance No. 1637 (2019) Master Plan Consistency Review

To Revise General Ordinances of City to Amend Chapter 10 entitled "Building and Housing" to amend Construction Code Schedule(s) to Conform with State Statutes

Professionals: Board Engineer notes that there are changes not only to Chapter 10 entitled Building & Housing but within Chapters 26 & 13 as well as he moves into a review of his consistency report provided to the board, where he points out how Construction & Fire Subcode Fees, as well as Zoning Permit fees are amended to be current with the State of New Jersey.

Board Comment: the question is asked as to which Master Plan this is not inconsistent with, so it is explained that the entire Master Plan Procedure is done by the Planning Board. Master Plan is adopted by the Planning Board, not by City Council either. Council enacts ordinances or funding procedures to implement the Master Plan that is adopted by the Planning Board.

Public Comment: N/A

- Planning Board thereby makes motion that Ordinance 1637 is NOT INCONSISTANT with the Master Plan; Mr. Greco makes motion, Ms. Steelman seconds, roll call all present - *aye* all 5 in favor / none opposed

2) APPLICANT – Gerald & Josephine RAHILL 'Minor Sub-Division Approval'

@ 12 - 63rd Street; Block 63.02; Lot 13 & 14.01; Zone R-2

Proposed: Extension of prior minor sub-division approvals

Attorney: Donald Wilkinson, Esq., begins with summary on the proposed sub-division originally granted approvals for and the need for extended time so the applicant to take the time to proceed accordingly now, including deeds limiting lots to single family dwellings and demolition of existing structure

Professionals: Carmen J. LaRosa, RA (Architect)

Witnesses: Gerald Rahill (Applicant), Richard Mashura (Builder)

Exhibits: none

Board Comment: None

Public Comment: None

- Motion for extension on Sub Division Approvals for a time period through January 30, 2020; Ms. Steelman makes motion, Mrs. Miller seconds, roll call – *aye '6' in favor / none opposed*

~Resolutions:

- Resolution # 2019-07-01 -Re-Organization of Sea Isle City Planning Board for Calendar Year 2019-2020 Memorialize Resolution #2019-07-01; Mr. Greco makes motion, Mr. McCann seconds, roll call those eligible to vote - *aye* all 3 in favor / none opposed

~Meeting Minutes to adopt:

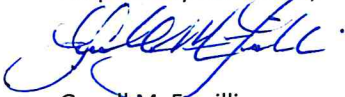
- Regular Meeting Minutes of July 8th, 2019 adopted. Mr. Greco makes motion, Mr. McCann seconds, roll call those eligible to vote - *aye all 3 in favor / none opposed*

~With no further business

- Motion to adjourn made by Mrs Miller, second by Ms Steelman, with all in favor 'aye'

Meeting Adjourned

Respectfully Submitted,



Genell M. Ferrilli
Planning Board Clerk