

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

❖ **ORDINANCE No. 1643** amending revised General Ordinances of the City of Sea Isle City, Chapter 26, Section 38 ***entitled "Stormwater Management Systems" to prohibit alteration of existing channels and encourage green approaches***, adopted on first reading by City Council at its regular meeting of Tuesday, August 13, 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. 40:55 D-26*.

❖ **APPLICANT: HKM43, LLC (Contract Purchaser) for " Springfield Inn, Inc. "**
Property: 12 - 43rd Street / Block: 43.01 / Lots: 12, 13 & 14 / Zone: C-4
Proposed: construct a New Springfield Inn, Carousel Bar & four residential units
Relief Sought: Preliminary & Final Site Plan Approval including variance relief for parking in front yard, on site drainage & transparency; accessory structure variance relief for location close than 10' to principal building and curb, location in front yard & height; including waivers for paving/access surface material, access drive location & plan scale.

7. RESOLUTIONS

❖ **RESOLUTION No. 2019-08-01** - Gerald E. RAHILL and Josephine M. RAHILL
Sub-division @ 12 - 63rd Street / Block: 63.02 / Lots: 13 & 14.01 / Zone: R-2

8. MEETING MINUTES

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

9. ADJOURN

"Please note - changes are possible"

CITY OF SEA ISLE CITY PLANNING BOARD
Minutes of Regular Planning Board Meeting
September 9th, 2019 @ 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: Councilman Edwardi, Mr. Greco, Mrs. Miller, Ms. Steelman, Mr. McCusker, Mr. McCann, Mr. Ferrilli, & Mrs. Urbaczewski & Mr. Baldini (arrived late)

Absent: Mr. Bonifazi, Mayor Desiderio

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. 1643 (2019) Master Plan Consistency Review

To Revise General Ordinances of City to Amend Chapter 26, Section 38 entitled "Stormwater Management Systems" to prohibit alteration of existing channels and encourage green approaches.

Professionals: Board Engineer reviews Master Plan Consistency Report to explain wording for modifications or changes to natural channels that were modified so the language references that it is mandatory now and no longer suggestive as previously worded, which is applicable to artificial channels as well, unless approved by and includes NJDEP issued permit. Additionally, major development is referenced where disturbing one or more acres should use green approaches in lieu of structural approaches, which in opinion will provide the rules and regulations necessary to protect the natural resources of the City.

Board Comment: N/A

Public Comment: N/A

➤ Planning Board thereby makes motion that Ordinance 1643 is NOT INCONSISTANT with the Master Plan; Ms. Steelman makes motion, Mrs. Miller seconds, roll call all present - aye all 8 in favor / none opposed

2) APPLICANT – HKM43, LLC (Contract Purchaser) of the Springfield Inn, Inc.

@ 12-43rd Street /Block: 43.01 /Lot(s): 12, 13 & 14 /Zone: C-1

Proposed: Preliminary & Final Site Plan Review & Variance Application being presented as
" New Mixed Use Development "

Attorney: Jules Korschak, Esq., Applicant's Representative, begins with an overall history of the property and structures consisting of the Springfield Inn and Carousel Bar, which are still currently on the property today. He notes how this current project differs from prior applications since it is smaller in scale, offers details of the structure layout and how there will only be four residential units now. He does comment on several variances that will no longer be needed, except for those associated with the Carousel Bar as an accessory structure, before he notes waivers and addresses the CAFRA permit briefly.

Professionals: Mark Gibson of Gibson Associates, P.A., provides some additional history and testimony regarding construction details, specific ADA and other codes and requirements that will be met, variance relief and waivers that will be sought, as well as layout of entire project with specific details to Carousel Bar and the New Proposed Structure. He offers further testimony pertaining to the waivers, CAFRA permit, outdoor dining, facility layout and use, in addition to seating, sprinkler and parking; Donald Zaker, R.A. Architect begins with testimony pertaining to rendering as he explains exterior details of structure, location within roof area designed for mechanical equipment and ventilation, and details of the aesthetics including materials proposed. He provides detailed testimony of the building layout from entry ways through areas of dining, including numbers of seating for the inside and outside dining areas and ground level seating, as well as the banquet room seating

Witnesses: HKM43, LLC Owners: Brian Halligan, John Krinis and Chris Myers. Mr. Halligan offers testimony pertaining to their overall business like the proposed hours of operation, type of food and theme, parking and assistance with valet and jitney service, some ideas based on success from their other locations and things they can do to be involved with the community and city wide events that take place throughout the year

Exhibits: A1 -CAFRA Permit; A2 -Cape May County Planning Board Letter

Board Comment: questions and/or comments that were addressed or discussed were regarding roof top equipment, unloading of deliveries and blocking car drive area, parking spaces and lifts, columns under building, restrooms vs. patron capacity, outdoor dining hours and noise, clarification on banquet facility use, possible CAFRA delays due to minor changes, lighting and anything else that effects the neighbors, proposed months of operation, final review and acceptance of signage, and any items to be considered conditions of approval per Board Engineer

Public Comment: **Tony Desiderio @ 4400 Beach Unit #201** -President of 24 Unit Condo Building to express being in favor of project and that they have been in contact with applicants and are happy with everything so far; **Andrea Desiderio @ 4400 Beach Unit #201** to also note that they are in favor of this project; **Jerry Carlsen @ 4400 Beach Unit #301** to also comment on being in favor of this project and new owners working with them on noise control; **Claudia Vanderslice @ 4400 Beach Unit #304** to express support and excitement over such a wonderful project; **Dave Vanderslice @ 4400 Beach Unit #304** to also express support and how great this project will be; **Brian Kurdusko @ 4209 Pleasure Ave** is 100% behind project and says it is a homerun for neighborhood and island; **Dan Deegan @ 4400 Beach Unit #108** definitely in favor of project but does question residential units having fireproof walls in between; **Stephen Decredico @ 4200 Boardwalk** thoroughly in favor of project and feels it is well designed and glad to see the Carousel Bar will remain; **Mary Hellen Hoffman @ 12 -44th Street** to ask about 100' driveway from intersection ordinance and express concern over safety and questions 200' list letter wording which is clarified in addition to concerns over parking and whether uber is actually allowed or not; **Christopher Glancey @ 4009 Landis Ave** expresses being in favor of the project and truly believes it to be a new and wonderful improvement to the neighborhood; **Dustin Laricks @ 4720 Park Rd** to note that we should all be in support of this since the adjacent neighbors' right next door are here in support of it; **Doug Adams @ 14 -53rd St** opposed due to concern over valet parking and major problem with safety issues; **Burton Rush @ 118 -74th St** being a 30+ year residence and expresses concern over the parking and water drainage issues that already exist and will only be made worse with this project which needs more research before this project is approved and moves forward; **Allison Philips @ 45th St & Beach** to express concern regarding the number of bathrooms and if they are ADA compliant and where are they located as well as where the trash will be dumped and kept and then picked up for noise reasons but thinks it is a great project overall; **Betty Graham @ 43rd Place** to comment on what a great project it is but there is a major problem with parking that she believes will be an extremely serious problem where a banquet is concerned.

- Motion for Variances in the Affirmative to include 1) front yard setback accessory structure, 2) setback from curblin for accessory structure, 3) maximum height of accessory structure, #4 thereby resolved by applicant and not needed, 5) stormwater management system standards applicable to development, 6) parking in the front yard & 7) % of glass transparency;

Mr. Edwardi makes motion, Mr. Greco seconds, roll call – aye '8' in favor / none opposed

- Motion for Preliminary & Final Site Plan Approval, Conditions as outlined in Engineer Mr. Previti's report according to recommendations and site plan review as agreed but not limited to: revising plans to show 9 ft. wall adjacent to condominiums, landscaping will have irrigation, outdoor dining will not operate any music after 11:00 PM, acknowledgement in master deed regarding identification of handicap parking space(s) for residential uses, identification for unit parking spaces, guidelines for loading area, banquet area will not be used for dining overflow or as a nightclub, parking garage doors will operate with either key fob or key pad, fire suppression system will include residential unit & Fire Chief Report will be followed accordingly, detailed fencing plan per #7 of Engineer's comments, signage portion will be determined and finalized hereafter accordingly by Engineer and Chairperson and Vice Chairperson, as well as a developmental phasing plan for the Carousel Bar to be acceptable to Engineer & Chief of Police;

Mr. McCusker makes motion, Mr. Greco seconds, roll call – aye '8' in favor / none opposed

~Resolutions:

Resolution # 2019-08-01 - Gerald & Josephine RAHILL 'Extension of the Minor Sub-Division Approval'

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

- Memorialize Resolution #2019-08-01; Mrs. Miller makes motion, Ms. Steelman seconds, roll call those eligible to vote - *aye* all 6 in favor / none opposed

~Meeting Minutes to adopt:

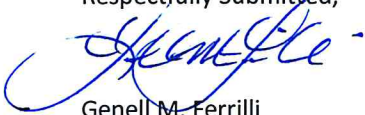
- Regular Meeting Minutes of August 12th, 2019 adopted. Mr. Greco makes motion, Mr. Ferrilli seconds, roll call those eligible to vote - *aye* all 6 in favor / none opposed

~With no further business

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

Meeting Adjourned

Respectfully Submitted,



Genell M. Ferrilli
Planning Board Clerk