

CITY OF SEA ISLE CITY
PLANNING BOARD
AGENDA to Regular Meeting
Tuesday, October 13, 2015 @ 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	_____ Antimo Ferrilli
_____ Edward Sgalio, Vice Chairperson	_____ Donna Miller
_____ Philip Bonifazi	_____ Frances Steelman
_____ Mayor Leonard C. Desiderio	_____ Michael Baldini Alt. #1
_____ Jeff DiCesare	_____ James Sofronev Alt #2
_____ Councilman John Divney	

5. New Business:

- APPLICANT: J. F. Builders, Inc.
Property: 136-150 87th Street /Block: 88.02 /Lots: 23 - 27 & 28.01
Proposed: Minor Sub-Division
Relief Sought: Approval of minor sub-division
- APPLICANT: McGOWAN – John & Angela McGowan
Property: 3900 Landis Avenue / Block: 39.03 /Lots: 23.01, 23.02, 24.01 & 24.02
Proposed: amend prior approvals to construct a deck
Relief Sought: Amendment of prior approvals granted
- APPLICANT: 147 87th, LLC
Property: 145 - 87th Street /
Block: 87.02/Lots: 1, 2.01, 3.01, 3.02, 4, 5.01, 12.05, 13.06, 14.05 & 50.01
Proposed: Mixed Use Development of 2 commercial units & 11 residential units
Relief Sought: Variance to allow for stacked parking (26-23.5)

6. Continued Business:

- Master Plan Re-examination Continued
Sub-Committee Update / Survey Results Review and Review in preparation of Work Shop

7. Adjourn

REMINDER - Thursday OCTOBER 15th, 2015 @ 7 pm
SPECIAL MEETING for PLANNING BOARD MASTER PLAN REVIEW

CITY OF SEA ISLE CITY PLANNING BOARD

Minutes of Regular Planning Board Meeting

Tuesday, October 13, 2015 @ 7:00 PM

~CALL TO ORDER: Planning Board Chairperson, Mrs. Pat Urbaczewski, leads in Pledge of Allegiance and calls meeting to order beginning with open public meetings act statement.

~ROLL CALL: Mr. Bonifazi, Councilman Divney, Mr. Ferrilli, Mrs. Miller, Ms. Steelman, Mr. Baldini, Mr. Sgalio, Mrs. Urbaczewski. Also present: Mr. Tom Hillegass (Board Solicitor) and Mr. Andy Previti of Maser Consulting - Board Engineer (sworn in for evening)

~Applicant: JF BUILDERS, INC., 136-150 87th Street, Block 88.02, Lots 23 through 27 & 28.01.

Don Wilkinson, attorney on behalf of applicant, offers a brief summary detailing the Minor Sub-Division and proposed development for the new lots. Applicant Mr. Freda is sworn in. Mr. Wilkinson notes that no variances are necessary and they only seek approval to subdivide this vacant lot to create two (2) conforming slightly oversized lots at approximately 5,650 S.F. in size at the corner of 87th Street and Landis Avenue that will front 87th Street. Mr. Andy Previti reviews his 10/2/15 report. Floor is open to public comment.

Meg Lennon of 8815 Landis Avenue – questions public being notified and express opposition due to 8600 Landis Avenue project

With no further show of hands public portion is closed. Mr. Hillegass provides explanation of motion and regarding property being re-zoned residential, in addition to conforming to Zoning of Sea Isle, therefore

- To approve this minor subdivision, a motion is made by Mr. Ferrilli and second by Ms. Steelman
- Roll call of Board Members: all ayes in favor (no one opposed)

~Applicant: John & Angela McGOWAN, 3900 Landis Ave, Block 39.03, Lots 23.01, 23.02, 24.01 & 24.02

Don Wilkinson, attorney on behalf of the applicant, offers a brief summary of the applicant's desire to amend an existing site plan by requesting approval to add a deck for outdoor dining. Carmen LaRosa, Applicant's Architect, is sworn in. What looks like revised plans and if considered actual plans are not allowed but are noted as just revisions and will therefore be marked in and labeled as Exhibit 'A1'. In continuing, details are provided regarding the proposed deck and associated alterations so as to avoid having to change any parking, provide required handicap access, and address all items from work session that were discussed and agreed to. Mr. Andy Previti begins review of his 10/5/15 report and stresses it is based on the original application revised plan, not updated to include any modifications just discussed from newly provided exhibit. The floor is open to public comment and with a show of no hands the public portion of this application is closed. Mr. Hillegass instructs the Board Members in their determination with the deck, seating limits, sidewalk dining as a condition or added seating eliminated as a future option and number of seats confirmed with Fire Official for customer comfort and safety. This motion is also conditional on submission of revised plans to the Board Engineer as per his comments. Therefore

- To approve outdoor dining deck as proposed per Exhibit A (identified as SP3) with a setback of 6' from southeast corner of building, converting two windows to a door, and condition that any future outdoor seating would require Board approval, a Motion is made by Mr. Sgalio and second by Councilman Divney
- Roll Call of all Board Members: all ayes in favor (no one opposed)

Applicant: 147 87th LLC, 145-87th Street, Block 87.02, Lots 1, 2.01, 3.01, 3.02, 4, 5.01, 12.05, 13.06, 14.05 & 50.01.

Attorney John Clark, on behalf of applicant, begins with a summary of the application being presented for a proposed Mixed Use Development of the property located at 145 87th Street Zoned C2, consisting of 2 commercial and 11 residential units to which the applicant is seeking any and all necessary variances, waivers and approvals on. Sworn in are George Thomas & Andrew Bechtold of George Wray Thomas Architects and owners in name of 'LLC' Mr. Christopher Glancey and Mr. Joseph Ragusa. Mr. Thomas provides details in regards to the proposed use and layout of the commercial units on the ground level, followed by additional details and layout of the five proposed residential units on the second level and the six proposed residential units on the third level. In continuing, additional items are addressed from parking and setbacks to bedrooms and ADA requirements with details or clarification provided as necessary with regards to the application.

Mr. Andy Previti reviews his 10/8/15 report following a brief overview of items discussed and review of the variance chart, specifically items #1 thru #6, with added comments on the waivers being requested and the variances being sought. Mr. Previti discusses the rendering and preliminary architectural floor plans and elevations where the City Architectural Design Standards per Zoning Code is followed for any deviations that may require variances and is further discussed in detail in regards to design, architectural plans, color rendering, lighting, façade, etc., which is where conformance or non-conformance are also discussed and is determined whether there are deviations that need variances. The comment portion of his report is reviewed and discussed, and open to applicant for input on as well.

Floor is open to public comment – 1st those in favor:

>Robert Minor –133-88th St.–speaks in support of business to walk too

>Joe Griffies –6413 Central Ave.–50 year resident in favor of added income it will bring to the city

Next to public comment of those in opposition:

>Regina Jewell –125-87th St. South–28 year resident opposed with concerns of how the neighborhood will be compromised and the lack of respect from developer towards neighbors

>Joseph Lewinsky –131-87th St.–major concern over dumpster, quality of life issues and water runoff, in addition to providing a handout as he inquires about a barrier fence and plantings

>Frank Vaccaro –125-87th St.–opposed and angry because this is not a downtown commercial area these variances are for but in fact their neighborhood they are going to negatively affect

>Danielle Jewell –125-87th St.–adamantly opposed to everything about this project, tired of picking up trash, against a giant building, more people, more cars, and the need for more open space and a playground

>Ray Stefanack –126-87th St.–opposed to the project and concern over dumpster

>Ron Crognale –27-87th St.–also opposed to project and reiterates what has already been said

>Meg Lennon – from previous application questions the Board Members experience and where they are from

- To approve parking lot aisle width where 24 ft. is permitted and 20 ft. is proposed, for a variance of 4 ft., which is within the building and affected only by the building itself, a Motion is made by Councilman Divney and second by Mr. Baldini
Roll call of Board Members: all ayes in favor (no one opposed)
[Councilman Divney, Mr. Ferrilli, Mrs. Miller, Ms. Steelman, Mr. Baldini, Mr. Sgalio, Mrs. Urbaczewski]
- To approve max. commercial front yard setback where 5 ft. is required and 47.10 ft. on 87th Street is proposed for a variance of 42.10 ft., a Motion is made by Mrs. Miller and second by Mr. Sgalio
Roll call of Board Members: all ayes in favor (no one opposed)
[Ms. Steelman, Mrs. Miller, Mr. Ferrilli, Councilman Divney, Mr. Baldini, Mr. Sgalio, Mrs. Urbaczewski]
- To approve two (2) proposed parking spaces where parking is prohibited, a Motion is made by Mr. Baldini and second by Mr. Ferrilli
Roll call of Board Members: ayes in favor (no one opposed)
[Councilman Divney, Ms. Steelman, Mrs. Miller, Mr. Ferrilli, Mr. Baldini, Mr. Sgalio, Mrs. Urbaczewski]
- To approve stack parking to permit for two (2) stacked spaces within the building for residents only, a Motion is made by Mr. Ferrilli and second by Ms. Steelman
Roll call of Board Members: all ayes in favor (no one opposed)
[Mr. Sgalio, Mr. Baldini, Ms. Steelman, Mrs. Miller, Mr. Ferrilli, Councilman Divney, Mrs. Urbaczewski]
- To approve building coverage where 70% is permitted and 78.5% being proposed for a variance of 8.5%, whereas it is also decided that all are in agreement with Mr. Previti and noted it is within the center of the building, a Motion is made by Councilman Divney and second by Mr. Sgalio
Roll call of Board Members: all ayes in favor (no one opposed)
[Mr. Ferrilli, Councilman Divney, Ms. Steelman, Mrs. Miller, Mr. Sgalio, Mr. Baldini, Mrs. Urbaczewski]
- To approve storm water management system where retention structure is 2' above seasonal high ground water and the requested variance is proposed for less than 2', a Motion is made by Mr. Baldini and second by Mrs. Miller
Roll call of Board Members: all ayes in favor (no one opposed)
[Councilman Divney, Mr. Ferrilli, Mrs. Miller, Ms. Steelman, Mr. Baldini, Mr. Sgalio, Mrs. Urbaczewski]
- To approve a 4' fence on 87th Street in the front yard where a 3' fence is permitted, a Motion is made by Ms. Steelman and second by Mr. Ferrilli
Roll call of Board Members: all ayes in favor (no one opposed)
[Mr. Baldini, Mrs. Miller, Ms. Steelman, Mr. Ferrilli, Councilman Divney, Mr. Sgalio, Mrs. Urbaczewski]
- To approve Site Plan Scale Waiver, a Motion is made by Mr. Ferrilli and second by Mr. Sgalio
Roll call of Board Members: all ayes in favor (no one opposed)
[Mr. Sgalio, Mr. Baldini, Ms. Steelman, Mrs. Miller, Mr. Ferrilli, Councilman Divney, Mrs. Urbaczewski]
- To approve the Driveway Waiver where a driveway can be no closer than 100 ft. to an intersection, a Motion is made by Mr. Ferrilli and second by Mrs. Miller
Roll call of Board Members: all ayes in favor (no one opposed)
[Councilman Divney, Ms. Steelman, Mr. Baldini, Mr. Sgalio, Mrs. Miller, Mr. Ferrilli, Mrs. Urbaczewski]

- To determine if both Preliminary and Final Site Plan is acceptable and to grant Preliminary and Final Site Plan Approval, a Motion is made by Mr. Baldini and second by Councilman Divney
Roll call of Board Members: all ayes in favor (no one opposed)
[Councilman Divney, Mr. Ferrilli, Mrs. Miller, Ms. Steelman, Mr. Baldini, Mr. Sgalio, Mrs. Urbaczewski]

~RESOLUTIONS:

Resolution No.2015-09-01 To rescind prior Resolution regarding deminimus changes

- To memorialize Resolution # 2015-09-01, a Motion is made by Mrs. Miller & second by Ms. Steelman
Roll call: Mrs. Miller-y, Ms. Steelman-y, Mr. Baldini-y

~Announcement in regards to the Master Plan Re-examination to remind all present of the Special Meeting on Thursday, October 15, 2015 at 7pm

~With no further business

- Motion to adjourn made by Mr. Ferrilli and second by Mrs. Miller

~MEETING ADJOURNED

Respectfully Submitted



Genell M. Ferrilli
Planning Board Secretary