

CITY OF SEA ISLE CITY  
**PLANNING BOARD**

AGENDA to SPECIAL Meeting  
Thursday, October 15, 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  
\_\_\_\_\_ Edward Sgalio, Vice Chairperson  
\_\_\_\_\_ Philip Bonifazi  
\_\_\_\_\_ Mayor Leonard C. Desiderio  
\_\_\_\_\_ Jeff DiCesare  
\_\_\_\_\_ Councilman John Divney

\_\_\_\_\_ Antimo Ferrilli  
\_\_\_\_\_ Donna Miller  
\_\_\_\_\_ Frances Steelman  
\_\_\_\_\_ Michael Baldini Alt. #1  
\_\_\_\_\_ James Sofronev Alt #2

5. Business:

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

6. Adjourn

**CITY OF SEA ISLE CITY PLANNING BOARD**  
**Minutes of Special Planning Board Meeting**  
**Thursday, October 15, 2015 @ 7:00 PM**

**~CALL TO ORDER:** Planning Board Vice Chairperson, Mr. Ed Sgalio, leads in Pledge of Allegiance and calls meeting to order beginning with open public meetings act statement.

**~ROLL CALL:** Councilman Divney, Mr. Ferrilli, Mrs. Miller, Ms. Steelman, Mr. Baldini, Mr. Sgalio, and Mrs. Urbaczewski (who arrived late)  
Also present: Mr. Dan Reeves – Sitting in for Board Solicitor Tom Hillegass) and Mr. Andy Previti of Maser Consulting (Board Engineer)

**~CONTINUED BUSINESS:**

MASTER PLAN RE-EXAMINATION: Discussion is opened by Mr. Ed Sgalio in regards to the continued Master Plan Re-examination process with a recap of what has materialized so far. He begins with an overview of what this meeting will be about and opens the floor to Marcia Shiffman of Maser Consulting. First Andy Previti makes note of several items necessary to discuss which are whether to share the survey results, whether to continue or relook at items not completed in the 2007 exam, and to address details pertaining to the upcoming public workshop. Therefore,

- To the approval of all in agreement to sharing the survey results, a motion is made by Councilman Divney and second by Mr. Ferrilli  
Roll call of all Board Members present: all 'ayes' in favor / none were in opposition

Marcia Shiffman begins speaking in regards to the entire re-examination process as she points out the first page her 2007 Master Plan Reexamination – Status of Recommendations Memorandum, dated October 12, 2015. She also suggests for the board members to review all items in the report carefully as well because not everything will get covered since there are some areas that will need more attention than others. The first element touched on briefly is Housing which leads into the next three items being Land Use, Circulation & Parking, and Parks, Recreation & Open Space which have quite a few items that are discussed in length. The areas of discussion were either proposed, to be determined, on-going, partially or not done. There were items from the 2007 Re-examination that were addressed and are on-going and will continue or have been modified or done.

Andy Previti provides a Fact Sheet handout for public workshop #1 for board members to review prior to the 10/24/15 workshop. Details are then provided in regards to the layout and process that is planned, who has volunteered to lead focus groups that are proposed for the workshop and how all of this will involve presentations and question and answer groups to gather even more input and data. There was mention of the zoning changes being recommended to Council of which Councilman Divney said Council rejected, however there is added mention of the Planning Board recommending the reinstatement of FAR (Floor Area Ratio) at 0.8, which will be followed up on.

The next steps in the Master Plan Re-examination process are reviewed, followed by a brief discussion in regards to scheduling the next meeting and if it is necessary to schedule a special meeting. Whereas it is discussed and agreed that the regular November 9<sup>th</sup> meeting will be postponed to the following Monday, November 16<sup>th</sup>, 2015 in order for everyone necessary that should be in attendance will be able to attend and that this meeting change be noticed for publication accordingly

~With no further business

- Motion to adjourn made by Mr. Baldini

**~MEETING ADJOURNED**

Respectfully Submitted



Genell M. Ferrilli  
Planning Board Secretary