

CITY OF SEA ISLE CITY
PLANNING BOARD
AGENDA to Regular Meeting
Monday, November 16, 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. Continued Business:

- Master Plan Re-examination Continued
Sub-Committee Update / Review Land Use Portion of Master Plan

6. Resolutions:

Resolution #2015-11-01 - J. F. Builders, Inc.

Property: 136-150 87th Street /Block: 88.02 /Lots: 23 - 27 & 28.01

Resolution #2015-11-02 - McGOWAN – John & Angela McGowan

Property: 3900 Landis Avenue / Block: 39.03 /Lots: 23.01, 23.02, 24.01 & 24.02

Resolution #2015-11-03 - 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

7. Adjourn

CITY OF SEA ISLE CITY PLANNING BOARD

Minutes of Regular Planning Board Meeting

(Regular meeting rescheduled to the following week)

Monday, November 16, 2015 @ 7:00 PM

~CALL TO ORDER: Planning Board Chairperson, Mrs. Pat Urbaczewski, leads in the Pledge of Allegiance, calls meeting to order and begins 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. Daniel Reeves (Board Solicitor sitting in for Mr. Hillegass) and Mr. Andy Previti of Maser Consulting (Board Engineer)

~CONTINUED BUSINESS

Chairperson, Mrs. Urbaczewski, states for the record that with no applicants the floor will be handed over to the Subcommittee for an update on the Master Plan Re-examination progress to begin reviewing the results of the survey that was done. Mr. Sgalio begins with a summary of how the results of the survey were gathered, divided into sections, taken by Board volunteer's and organized so the data could be compiled easier. However he does point out that after the survey, the workshop, all the public comments and input and information compiled, one of the first items addressed and brought up the most in conjunction with land use, commercial density and the size of the structures, in addition to the height and size continuously getting larger and making things look even more congested, was more than clear that F.A.R. should come back. Mr. Sgalio proceeds to the next area regarding parking requirements where Andy Previti provides an RSI chart for the board members to review. Mr. Baldini & Mr. Bonifazi offer input on parking issues and there is question as to whether requirements should be changed and what it should be based on. Landscaping is reviewed because of the belief the reincorporation of more green is needed. Next is review and discussion of commercial 'C' district issues regarding setbacks and building coverage percentages, in addition to which of these do not include residential and which are mixed or should be changed in title and in what is allowed or not, such as residential above a shopping center for example. Mr. Previti comments on the C3 district boundaries needing to be reviewed and Councilman Divney adds that there has also been comments about relooking at where the C1 district starts and stops and possibly condensing it, whereas a good part of the items discussed and suggestions made seem to include something to do with parking as well. Following Mr. Previti's brief overview of impervious coverage Mr. Sgalio discusses retention, drainage and runoff where Ms. Marcia Shiffman interjects into this conversation and provides input regarding lot frontage and street trees and some other groups such as the Shade Tree Commission and Environmental Commission, for example that could assist in this area as well.

Floor is then open for public comment.

Alan Nesensohn – 125-79th Street – comments on Mayor's statement regarding parking only necessary for hotels/motels at prior council meeting, the 3 lots Busch's use to have, and something needing to be done.

John Evans – 237-79th Street – raise issue with street trees since some on east to west running streets are inconvenient and on streets running north to south are not as enforced or important, questions FAR being removed in the first place, nothing being explained clearly, no enforcement behind areas being used for the actual purpose and public being kept more informed especially since council does nothing but drag their feet.

Joe Meier – 117-92nd Street – comments on Council being difficult to motivate, stresses his issues with the Zoning Board granting so many approvals for no reason, comments on parking and lifts, and questions why there are not areas centered around single family homes amongst other considerations.

Seymour Burchman – 5600 Pleasure Avenue North – questions if there was ever a comprehensive study done comparing Sea Isle to other areas around Cape May County in regards to parking, density, etc. and offers his comparison information for input asking once again if additional research could be done with a moratorium or something, so the Master Plan can continue and not be held up.

Larry Evans – 15-43rd Street – unclear on the Master Plan process and asks for clarification on who is responsible for the final decisions and Final Master Plan to which the response is Administration.

Rosemary Lavan – 9001 Landis Avenue – expresses satisfaction with downtown parking but how it has become out of control around the ACME and what use to be Busch's due to the new development, however it is pointed out that nothing is any different other than the Jitney Service to help eliminate some of the parking problems which has been helpful, but she still blames the Zoning and their rules being so insufficient for being a good part of the cause of this.

Scott Boyer – 5301 Central Avenue – expresses concern with the wrong direction of the Zoning Board, the right direction of the Planning Board and how things are not done properly, whereas everything can be in place, approvals requested and granted, a mistake made and then you can still come back and receive approvals for your mistake anyway.

Grant Salstrom – 5313 Roberts Avenue North – just wants clarification as to why questions are asked at a council meeting and the only answer that seemed important was not having to tell someone she bought a property and could not sell it, therefore he questions now why the city cannot buy some. He also questions who makes changes because he sees the board make recommendations and nothing happens.

Sam Screnci – 25-34th Street East – points out that our community is based on tourism and people drive here to visit or vacation. If parking is not addressed and something is not done about it, sooner or later they will stop coming because of these parking problems.

John Klacik – 204-46th Street – just as a suggestion the city should sell the old fire hall to a builder for residential development, since that is what surrounds the lot to begin with, and take the income from this sale and remove the old LaRosa building and extend the parking lot.

With no further show of hands the public comments portion is now closed.

It was important to mention the Board is moving along on the Master Plan and still working on addressing FAR, in addition to really pushing with some of these issues to be addressed by Council now but the board can only do so much. Unfortunately, the board does not make the ordinances or rules and has no control or final word in final decisions. Recommendations are proposed, but the final decision is made by Council. There is one final request for the board members to review Ms. Shiffman's November 12, 2015 Memo and give some thought scheduling several meetings after the holidays in order to have the Master Plan laid out for review by June, 2016.

~RESOLUTIONS:

Resolution No. 2015-10-01 - JF Builders, Inc. @ 136-150 87th Street; Block 88.02; Lots 23-27 & 28.01

- To memorialize Resolution #2015-10-01, a Motion is made by Councilman Divney and second by Mr. Sgalio
- Roll call: Mr. Bonifazi-y, Councilman Divney-y, Mr. Ferrilli-y, Mrs. Miller-y, Ms. Steelman-y, Mr. Baldini-y, Mr. Sgalio-y, Mrs. Urbaczewski-y

Resolution No. 2015-10-02 - McGowan, John & Angela @ 3900 Landis Avenue; Block 39.03; Lots 23.01, 23.02, 24.01 & 24.02

- To memorialize Resolution #2015-10-02, a Motion is made by Mr. Baldini and second by Ms. Steelman
Roll call: Mr. Bonifazi-y, Councilman Divney-y, Mr. Ferrilli-y, Mrs. Miller-y, Ms. Steelman-y, Mr. Baldini-y, Mr. Sgalio-y, Mrs. Urbaczewski-y

Resolution No. 2015-10-03 - 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

- To memorialize Resolution #2015-10-03, a Motion is made by Mr. Ferrilli and second by Mr. Sgalio, which following a brief a discussion will be based on the addition of an Item #15 under conditions, whereas using appropriate language provided by the board, will address the on-street handicap parking space and have resolution being memorialized only contingent upon said approval of this on-street handicap parking space from the City and if not approved this would require returning to the board for amended approval as agreed
Roll call: Mr. Bonifazi-y, Councilman Divney-y, Mr. Ferrilli-y, Mrs. Miller-y, Ms. Steelman-y, Mr. Baldini-y, Mr. Sgalio-y, Mrs. Urbaczewski-y

~With no further business

- Motion to adjourn made by Mr. Baldini and second by Mr. Ferrilli

MEETING ADJOURNED

Respectfully Submitted



Genell M. Ferrilli
Planning Board Secretary