

CITY OF SEA ISLE CITY
PLANNING BOARD

AGENDA to Regular Meeting
Monday, December 14, 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 Sofroneo Alt #2
_____ Councilman John Divney	

5. New Business:

- APPLICANT: 4401 LANDIS AVENUE, LLC & 301 44th PLACE CONDOMINIUM ASSOCIATION
Property: 301- 44th Place /Block: 43.05 /Lots: 1.01, 2.01, 3.01 & 4.01 /Zone C-3
Proposed: Deletion of parking lifts and irrigation system, revised landscaping, and variance for proposed 6' fence.
Relief Sought: Amended Site Plan Approval to Mixed Use Development Site Plan Approval per prior Resolution

- APPLICANT: SPRINGFIELD INN, INC.
Property: ~~12- 43rd Street / Block: 43.01 /Lots: 12, 13 & 14 /Zone C-4~~
~~Proposed: Demo existing & construct a new Carousel Bar & Mixed Use Buildings~~
~~Relief Sought: Variances for On Site Trees-section 26-25.5(e); On-site shrubs-section 26-25.5(d); First floor ceiling height-section 25-15.14(a); Number of stories-section 26-55.14(b); Onsite drainage-section 26-38.1; RSIS parking-NJAC 5:21-414(b); Accessory structure location near building and curb-section 26-27.7(a)&(b); Accessory structure location in front yard area-section 25-55.4; Accessory structure height-section 26-55.8(b); as well as Waivers for Parking/Access Surface-section 30-2.9(l); Access Drive-section 30-2.9(m); and Plan Scale-section 30-2.4(e).~~

REQUESTED TO BE POSTPONED TO JANUARY 2016

6. Meeting Minutes:

Minutes of August 10, 2015 Regular Meeting
Minutes of September 14, 2015 Regular Meeting

7. Adjourn

CITY OF SEA ISLE CITY PLANNING BOARD

Minutes of Regular Planning Board Meeting

Monday, December 14, 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: 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)

~NEW BUSINESS:

APPLICANT – 4401 Landis Avenue LLC & 301 -44th Place Condominium Association @ 301 44th Place; Block 43.05; Lots 1.01, 2.01, 3.01 & 4.01 in the C3 Zone.

Don Wilkinson, attorney on behalf of the applicant, begins with an opening statement of having to return before the board being in conjunction with Final Site Plan Approval granted by this very board a year or so prior on a mixed use condominium at 301 44th place, where for the record the applicant is now seeking approval for several minor amendments to that previously granted approval. He proceeds in further explaining the changes that are proposed followed by Mr. Hillegass swearing in Mr. Christopher Glancey- Owner/applicant, Mr. Joseph Ragusa- Owner/applicant & Builder, Mr. Andrew Bechtold- Architect, as well as the Board Engineer for the entire meeting. There was inquiry and discussion in regards to the prior approvals and resolution, with specific attention to the parking spaces, which Mr. Wilkinson addressed as not required since parking requirements were satisfied with or without the lifts, therefore making the requested change to eliminate the car lifts more than appropriate. Mr. Bechtold testifies to the request for change in the height of the fence and explains why. Detailed testimony follows in regards to the request to eliminate the raised planters, which was suggested to be replaced with stone beds. Additional detailed discussion continues pertaining to several recommendations in the Board Engineer's report in regards to changing the location of the dwarf Alberta Spruces from the rear of the property to these stone beds, eliminating the retaining walls that are now deemed unnecessary and that the specified tree grate be used due to the proposed plastic tree grate substitute being unacceptable. Final inquiries and comments address a sign that needed to be raised, why the grass was eliminated, the waste disposal arrangement, and the vinyl sheds installed without permits encroaching into the setbacks that was not on the original site plan. Mr. Previti reviews his December 2, 2015 reviewing all the modifications sought, which is followed by a brief but in depth discussion in regards to reviews and inspections, the irrigation system or a maintenance bond for landscaping, approvals and releases especially in regards to the performance guarantee and final site improvement inspections, as well as TCO's and any final CO's. Floor is open to public comment.

Anthony Massaro – 301 -44th Street, Unit 302 – to express support from all unit owners but only his testimony for himself can be taken on record

With no further show of hands the public portion of this application is closed. Tom explains the motions and for the record Ms. Steelman will abstain from voting.

- Motion to approve variance for fence where 3' is permitted & 6' is proposed, a motion is made by Mrs. Miller and second by Mr. Ferrilli
Roll call: Councilman Divney-y, Mr. Ferrilli-y, Mrs. Miller-y, Mr. Baldini-y, Mr. Sgalio-y, Mrs. Urbaczewski-y
- Motion to amend the Site Plan with the elimination of the car lifts, a motion is made by Mr. Baldini and second by Mrs. Miller
Roll call: Mr. Ferrilli-no, Mrs. Miller-y, Mr. Baldini-y, Councilman Divney-y, Mr. Sgalio-y, Mrs. Urbaczewski-y
- Motion to amend the Site Plan with the elimination of the irrigation system with the understanding the responsibility of all plantings will be carried for a period of one (1) year from the time they are planted, without a maintenance bond requirement, a motion is made by Councilman Divney and second by Mr. Sgalio
Roll call: Mr. Baldini-y, Mrs. Miller-y, Mr. Ferrilli-no, Councilman Divney-y, Mr. Sgalio-y, Mrs. Urbaczewski-y
- Motion to amend the Site Plan with the elimination of the raised planters, a motion is made by Mr. Ferrilli and second by Mr. Baldini
Roll call: Councilman Divney-y, Mr. Ferrilli-y, Mrs. Miller-y, Mr. Baldini-y, Mr. Sgalio-y, Mrs. Urbaczewski-y
- Motion to amend the Site Plan with the relocation of 27 Alberta Spruces from the rear Westerly side to the building front on Park Road and the elimination of the retaining walls along portions of the Westerly and Northerly property lines, a motion is made by Mrs. Miller and second by Councilman Divney
Roll call: Mrs. Miller-y, Mr. Ferrilli-y, Councilman Divney-y, Mr. Baldini-y, Mr. Sgalio-y, Mrs. Urbaczewski-y

In conclusion, tree grates will be handled directly between applicant and engineer and must be submitted to and approved of by City/Board Engineer, in addition to anything else to avoid any further issues. The sheds were addressed and they are a questionable issue, however for CO purposes they should be shown on the site plan.

~CONTINUED BUSINESS: Councilman Divney offers an updated report on the Master Plan progress beginning with an overview of Mr. Sgalio's presentation to Council regarding residential, reinstituting FAR at .7 and incorporating an additional parking space per unit. Whereas it was found that an ordinance eliminating bonus rooms and other changes to gain flood discounts it what affected FAR, not the Planning Board. There are some issues that need to be addressed now and cannot wait through the Master Plan Re-examination process since there is still a great deal left to do, as there is mention of more upcoming Sub-committee and Special Planning Board Meetings that will be held as deemed necessary. Floor is open to public comment.

John Evans – 237 -79th Street – just to comment on how the Planning Board does everything and works for the people only to be ignored when Council does what they want anyway

Mary Tumolo – 7407 Pleasure Avenue – just to stress how important it is to be heard especially at Council meetings but how hard it is for anyone to attend due to working to speak out against council With no further show of hands the public comment portion is closed.

In closing the last comment pertains to the next Council meeting and once again how facing them and speaking out or having something published to get word out about what is going on.

~MEETING MINUTES:

- To approve Minutes of the August 10, 2015 Meeting, a Motion is made by Councilman Divney and second by Mr. Ferrilli.
Roll call: Councilman Divney-y, Mr. Ferrilli-y, Ms. Steelman-y, Mrs. Urbaczewski-y
- To approve Minutes of the September 14, 2015 Meeting, a Motion is made by Councilman Divney and second by Ms. Steelman.
Roll call: Mr. Ferrilli-y, Councilman Divney-y, Mrs. Miller-y, Ms. Steelman-y, Mr. Baldini-y, Mrs. Urbaczewski-y

~With no further business

- Motion to adjourn made by Ms. Steelman and second by Mr. Ferrilli

MEETING ADJOURNED

Respectfully Submitted



Genell M. Ferrilli
Planning Board Secretary