

CITY OF SEA ISLE CITY
PLANNING BOARD
Agenda of Regular Meeting
Monday, February 9, 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:

- Applicant: SPORTS DEVELOPMENT, INC.
Property: 33rd Street & Landis Avenue / Block 33.03 / Lots 23 & 24
Proposed Development:
Request for deletion of condition in Resolution
Relief Sought: Request for removal of condition in original preliminary and final site plan approval requiring offstreet parking imposed at the time of approval and set forth in Resolution #94-10-4-1, which is no longer required by zoning ordinance, nor available.
- Master Plan Re-examination Continued

6. Resolution Memorialization:

Resolution No. TO BE DETERMINED
Bujar Daku & Manushaque Daku – Mixed Use Development
35 – 50th Street / Block 49.02 / Lots 1.01 & 2.01

7. Adoption of Minutes:

Minutes of January 12, 2015 Regular Meeting

8. Adjourn

CITY OF SEA ISLE CITY PLANNING BOARD

Minutes of Regular Planning Board Meeting

Monday, February 9, 2015 @ 7:00 PM

~Mrs. Pat Urbaczewski, Chairperson of Planning Board leads in Pledge of Allegiance and calls meeting order, announcing meeting held in accordance with Chapter 231 of Public Law of 1975 with proper notice given to the public

~Roll Call: Mr. Bonifazi, Councilman Divney, Mr. Ferrilli, Mrs. Miller, Ms. Steelman, Mr. Baldini, Mr. Sgalio, Mrs. Urbaczewski

Also present: Mr. Jim Pickering (Board Solicitor) and Mr. Andy Previti of Maser Consulting (Board Engineer)

~First Applicant – Sports Development, Inc. for property at 33rd Street & Landis Avenue, Block 33.03, Lots 23 & 24. Michael Fusco – Attorney on behalf of applicant – who helped them obtain original approvals 20 years ago is now requesting to have a Condition, specifically Condition No. 4, removed from the Resolution with regards to a prior agreement providing parking on adjacent lots 11 & 12, due to the agreement having long since expired and parking no longer being a requirement per changes to the Ordinance since then. Also present to offer testimony were Mark Benevento, Golf Course co-owner, and Ralph DeClemente, Supervisor of refreshment stand on the adjacent lots in question that have recently been sold to be developed.

Board Solicitor offers a brief overview of the lease and terms, along with an explanation and break down of the information the board members should take into consideration when making their determinations. Floor is then open to public comment.

Bill Kehner – speaks in favor as a good business & good family recreational fun

Sam Screnci – speaks in favor as a benefit to our community

No further show of hands so public portion is closed. All board members agree it is a benefit and an important part of the community.

- That Sports Development has complied with the Condition of Section 4 in its spirit and returns to the board only to seek the excision of the condition, a motion is made by Mrs. Donna Miller and second by Ms. Fran 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

- For the condition contained in Paragraph 4 that there be parking on the lots 11 & 12 across the street be 'excised' from the approved site plan, a motion is made by Mr. Andy Ferrilli and second by Mrs. Donna Miller.

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

~ Next are resolutions to be memorialized:

Resolution No. 2014-12-01 - PRELIMINARY Approvals for Bujar Daku @ 35-50th Street,
Block 49.02, Lots 1.01 & 2.01 for Mixed Use Development.

- Memorializing Motion made by Mr. Ferrilli and second by Councilman Divney
Roll call: Mr. Bonifazi-y, Councilman Divney-y, Mr. Ferrilli-y, Ms. Steelman-y, Mr. Sgalio-y, Mrs. Urbaczewski-y

Resolution No. 2015-01-01 - FINAL Approvals for Bujar Daku @ 35-50th Street,
Block 49.02, Lots 1.01 & 2.01 for Mixed Use Development.

- Memorializing Motion made by Councilman Divney and second by Mr. Sgalio
Roll call: Mr. Bonifazi-y, Councilman Divney-y, Mr. Ferrilli-y, Mr. Sgalio-y, Mrs. Urbaczewski-y

~Next are the Meeting Minutes:

- For Approval of the January 12, 2015 Meeting Minutes, 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, Mr. Baldini-y, Mr. Sgalio-y, Mrs. Urbaczewski-y

~Next is review of the Master Plan beginning with a list provided and handed out by Mr. Sgalio that he drafted up to review with the board members with the floor open for comments and discussion at any time. Some of the topics brought up were bonus rooms, driveways, landscaping, FAR, parking and lot coverage, the permit extension act, as well as the future of the public school building once City Hall and the other Departments are moved into the new Municipal Building. Mr. Savastano adds further comments referencing a sub-committee to meet more frequently and gather information to bring before the board for review and discussion, as well as suggesting possible public meetings and community gatherings to hold open question and discussion sessions to further help in gathering additional data for this process as well. It is agreed by all present that a sub-committee would be a good idea and 3-4 people would be a good to start with, and of those who volunteered this sub-committee will consist of Councilman John Divney, Andy Ferrilli, Ed Sgalio and Michael Baldini. Therefore it is planned to continue the process of gathering information for the Master Plan Re-examination.

~With no further business

- Motion to adjourn is made by Councilman Divney and second by Mr. Baldini
Meeting Adjourned

Respectfully Submitted,



Genell M. Ferrilli
Planning Board Secretary