

CITY OF SEA ISLE CITY  
**PLANNING BOARD**  
Agenda of Regular Meeting  
Monday, May 11, 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:**

Ordinance No. 1580 (proposed) was discussed by City Council at its regular meeting of Tuesday, April 28, 2015, and is being presented to the Planning Board to review, discuss, and offer recommendations or suggestions, if any.

6. **Continued Business:**

- **Master Plan Re-examination Continued**  
Sub-Committee Updates as

7. **Resolutions:**

**Resolution No. 2015 – 04 – 01**

TOGLO, Inc. /aka: Bennett Enterprises c/o James Bennett  
4000 Landis Avenue / Block 40.03 / Lots 20-24, 1.04, 4 & 12

8. **Adoption of Minutes:**

Minutes of April 13, 2015 Regular Meeting

9. **Adjourn**

# ***CITY OF SEA ISLE CITY PLANNING BOARD***

## ***Minutes of Regular Planning Board Meeting***

***Monday, May 11, 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:** Mr. Bonifazi, Mr. DiCesare, Councilman Divney, Mr. Ferrilli, Mrs. Miller, Ms. Steelman, Mr. Baldini, Mr. Sgalio

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

### **~New Business:**

At the request of City Council, the Planning Board is asked to review and discuss Ordinance No. 1580 which pertains to allowing for attached enclosed shower structures to encroach within required rear setbacks and provide any input and comments to council. Therefore, upon review of the Zoning Board's response and after serious discussion and careful consideration it was concluded that the Planning Board is opposed to the Ordinance and does not believe there should be encroachments into setbacks, and if it is wanted then a variance should be required, so it is affirmed

- To have a letter sent to Council stating the Planning Board's opposition to the Ordinance
- Poll of all Board Members - All In favor & none opposed

### **~Continued Business:**

Mr. Sgalio begins with an update regarding what will be covered by the Subcommittee at the 5/12/15 meeting, referencing the drafted questionnaire provided by Mr. Savastano that will be reviewed and discussed in preparation of proposed public workshop, further addressing areas of focus like commercial density, sizes of residential structures, parking, bicycle traffic, economic development, storm resiliency planning, infrastructure, the Marina site, and Parks and Recreation with particular attention to the future of both the former school site (Park Rd) and the old firehouse site (West Jersey Ave).

Master Plan Re-examination review and discussion then continues with particular attention to lot sizes and sizes of structures that are able to be built, as descriptions are given of several types of buildings that can be built using an existing format and what the percentage of increase is if compared to when FAR was used. When provided more specific information supporting the increases in structure size and square footage, which also creates a rise in bonus rooms and adds more bedrooms and bathrooms, BUT without looking into or even taking into consideration the additional accommodations or issues like additional parking, water, fire, sewer, and impervious coverage that are affected. This leads to questions and additional references to the need of reviewing how the Construction Permit process is handled as far as review, thoroughness, completeness, and follow through. It is further felt there is a need to call for review of code requirements and a possible need for changes to be made, especially regarding sprinklers and materials used for higher buildings when it comes to fire protection as well.

- Therefore, it is polled to all Board Members to make the recommendation to have F.A.R. reinstituted based on .80 with supporting reason
- Poll of all Board Members - All In favor 'aye' & none opposed

Mr. Pickering reviews the recommendation to the Governing Body from the Planning Board that the F.A.R. be reinstituted @ .8. The reason for this recommendation and the rational behind this .8 is due to housing built before 2010 and prior to ordinance change eliminating the FAR, if you take the square footage of those homes and the bonus room it would come to an approx. square footage equal to .8 on a standard size lot. Additional supporting reasons to reinstitute F.A.R. is because without it has caused a negative visual impact, significant concerns regarding negative impact on water and sewer, negative impact on parking in residential neighborhoods, potential problems with outside showers and AC units especially on roof tops, concern with drainage runoff due to larger roofs on larger homes, concerns about meeting impervious coverage of 70% which is DEP requirement, and other concerns like current construction allowing interior stairways to access rooms below flood level so bonus rooms can slowly return, and the concerns with fire fighting capabilities due to the volume of the buildings let alone the height being more than enough reason to support the ' .8 ' F.A.R.

Public comment: Joe Meier of 117 92<sup>nd</sup> Street agrees with reinstating FAR and about 4 story buildings, but had to mention issue with setbacks.

**~Resolutions:**

Resolution No. 2015-04-01 - TOGLO, INC. / Bennett Enterprises @ 4000 Landis Avenue  
Block 40.03, Lots 20-24, 1.04, 4 & 12

- To Memorialize Resolution #2015-04-01 a Motion is made by Mr. Bonifazi and second by Mr. DiCesare

Roll call: Mr. Bonifazi-y, Mr. DiCesare-y, Mr. Ferrilli-y, Mrs. Miller-y, Ms. Steelman-y,  
Mr. Baldini-y, Mr. Sgalio-y

**~Meeting Minutes:**

To review and approve the Meeting Minutes from the April 13, 2015 Planning Board Meeting

- To adopt the April 13, 2015 minutes a Motion is made by Mr. Ferrilli and second by Mrs. Miller

Roll Call: Mr. Bonifazi-y, Mr. DiCesare-y, Mr. Ferrilli-y, Mrs. Miller-y, Ms. Steelman-y,  
Mr. Baldini-y, Mr. Sgalio-y

Prior to adjourning Mr. Pickering requests a few minutes to speak briefly in regards to his time with Sea Isle as Planning Board Solicitor and has made a personal decision to pursue other things at this time. Therefore he is submitting his resignation effective immediately as Sea Isle City Planning Board Solicitor, but will draft and submit the letters as have been discussed at this meeting.

~With no further business

- Motion to adjourn group made by all in favor 'aye' and so adjourned.

**MEETING ADJOURNED**

Respectfully Submitted



Genell M. Ferrilli  
Planning Board Secretary