

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

**Agenda of Regular Meeting**  
**Monday, January 11, 2016 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:

**“ REQUESTED FOR CONTINUANCE TO FEBRUARY 8, 2016 MEETING “**

- APPLICANT: SPRINGFIELD INN, INC.

*Property:* 12- 43<sup>rd</sup> Street / Block: 43.01 /Lots: 12, 13 & 14 /Zone C-4

*Proposed:* Demo existing & construct 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(c).

Ordinance No. 1584 “Reintroduction of Floor Area Ratio (FAR) at .8” (proposed) on first reading by City Council at its regular meeting of Tuesday, January 5, 2016, is being presented to the Planning Board for Master Plan Consistency review, discussion,

Ordinance No. 1585 “Rezone of Land Parcels from existing zone to public zone” (proposed) on first reading by City Council at its regular meeting of Tuesday, January 5, 2016, is being presented to the Planning Board for Master Plan Consistency review, discussion,

6. Resolution Memorialization:

7. Adoption of Minutes:

8. Adjourn

**CITY OF SEA ISLE CITY PLANNING BOARD**  
**Minutes of Regular Planning Board Meeting**  
**Monday, January 11, 2016 @ 7:00 PM**

~Meeting called to order by Chairperson Mrs. Urbaczewski. All rise for Pledge of Allegiance. Opening comments begin with Open Public Meeting Act statement.

~Planning Board Roll Call:

*Present:* Mr. Bonifazi, Councilman Divney, Mr. Ferrilli, Mrs. Miller, Ms. Steelman, Mr. Baldini, Mr. Sgalio, Mrs. Urbaczewski

*Absent:* Mayor Desiderio, Mr. DiCesare, Mr. Sofroneo

*Professionals of the Board:* F. Thomas Hillegass, Esq. the Planning Board Solicitor, Andrew A. Previti, P.E. of Maser Consulting the Municipal & Board Engineer

~NEW BUSINESS:

1) Ordinance No. 1584 Master Plan Consistency Review

Reintroduce Floor Area Ratio (FAR) @ .8

Professionals: Board Engineer interpretation and report review

Board Comment: None

Public Comment: None

- Planning Board determination is that Ordinance 1584 is NOT INCONSISTANT with the Master Plan; Mr. Ferrilli makes motion, Mrs. Miller seconds, roll call - aye all 8 in favor / none opposed

2) Ordinance No. 1585 Master Plan Consistency Review

Rezone certain parcels of land

Professionals: Board Engineer explanation and report review & Solicitor addressing public about being misled and what they are speaking of is irrelevant to this and needs to be taken before City Council

Board Comment: to consider not zoning area at all and how the public was misled about the meeting

Public Comment: Joe Winning @ 6301 Central Ave asks engineer opin if zoning of parcel in question was a mistake; Joann Winning @ 6301 Central Ave questions what will happen to the parking spaces; Robert Baldini @ 6308 Central Ave questions where lot ends and if changed from street use how would those living there get to their home; Eleanor Forte @ 6300 Central Ave comments on acceptance but cannot see how they will access their home and would not be accepting of a cell tower in front of their house if the parcel was rezoned; Anthony Edwardi @ 7200 Central Ave questions why the cell tower has not been erected in Dealy Field yet and believes that is the intent behind this rezoning which he feels is a major issue wants option to obtain legal council on it and to review everything before anything moves forward; Matt Olive @ 6301 Pleasure Ave to state on record if something is not broken don't fix it so he suggests to just leave it alone; Bob Forte @ 6300 Central Ave asks where cell tower would go since his house abuts this property yet does commend the board and asks for their support and help; Jane Morrissey @ 6302 Emmeus Rd questions why there cannot be an extension of time and why it is so important to have this done right now; Arthur Iannone @ 146-52<sup>nd</sup> St points out how the board struggles with what to recommend to council and asks if the board could just consider recommendations they offer to council to be in the public's favor.

- Planning Board amended determination that Ordinance No. 1585 is NOT INCONSISTENT with the Master Plan; Councilman Divney makes motion, Mr. Baldini seconds, roll call - aye 5 in favor/ nay 3 opposed - Mr. Bonifazi, Mr. Ferrilli, Mr. Sgalio voted in the negative
- Planning Board directs Board Solicitor to draft letter to City Council with recommendation to amend ordinance for said parcel to remain public access road and parking, as it has been for at least last 35 years; Mrs. Miller makes motion, Ms. Steelman seconds, roll call - aye all 8 in favor/ none opposed

3) APPLICANT - 4401 LANDIS LLC @ 301 44<sup>TH</sup> Place; Block 43.05; Lots 1.01, 2.01, 3.01 & 4.01; Applicant letter to Chairperson referencing amended preliminary site plan approvals granted that may be rescinded.

Professionals: Board Solicitor explains CAFRA Permit issue that overrides board approvals

Board Comment: questions regarding fault and resolve

Public Comment: none

- Planning Board is directed to determine if applicant is at fault for withholding information, whether done intentionally or accidentally, and if they should be required to return before the board. WHEREAS applicant is notified they are required to return before the board by unanimous vote .

4) Master Plan Re-Examination:

Land Use Map provided by Board Engineer Mr. Previti for review prior to special meeting.

~With no further business

- Councilman Divney makes motion and Mr. Ferrilli seconds to adjourn

**MEETING ADJOURNED**

Respectfully Submitted,



Genell M. Ferrilli  
Planning Board Clerk