

CITY OF SEA ISLE CITY
PLANNING BOARD
AGENDA of Regular Meeting
Monday, April 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 Sofronev Alt #2
_____ Councilman John Divney	

5. New Business

• **APPLICANT: SPRINGFIELD INN, INC.**

Property: 12- 43rd 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 Front yard setback accessory structure (Carousel Bar)-Section 26-55.4; Number of stories of principal structure-Section 26-55.14(b); Min. first floor ceiling height-Section 26-55.14(a); Setback from curblin accessory structure ((Carousel Bar) accessory structure))-Section 26-27.7(b); Distance to main building-Section 26-27.7(a); Max. height of accessory structure-Section 26-55.8(b); Landscaping-in the commercial district-on site trees-Section 26-25.5(c) and shrubs-Section 26-25.5(d); Stormwater-onsite drainage-Section 26-38.1; RSIS parking-NJAC 5:21-414(b); and Parking in front yard-Section 26-23.3(c)

6. Resolutions

RESOLUTION # 2016-03-01 - Iannone Family Partnership Extension Request
6216 Landis Avenue / Block: 61.03 / Lots: 16.01 & 16.02

RESOLUTION # 2016-03-02 - One Hundred Minerva Corp. Extension Request
4400 Landis Avenue / Block: 44.03 / Lots: 23.02 & 24

7. Adjourn

"Please note - changes are possible"

CITY OF SEA ISLE CITY PLANNING BOARD
Minutes of Regular Planning Board Meeting
Monday, April 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: Councilman Divney, Mr. Ferrilli, Ms. Steelman, Mr. Sgalio, Mrs. Urbaczewski

Absent: Mr. Bonifazi, Mayor Desiderio, Mr. DiCesare, Mrs. Miller, Mr. Baldini, Mr. Sofronev

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) **APPLICANT - SPRINGFIELD INN, INC.** @ 12- 43RD Street; Block 43.01; Lots 12, 13 & 14; C-4 zone (Beach Business District); **Proposed:** four (4) story Mixed Use Building with commercial space on 1st floor & three stories consisting of 13 residential units

Attorney: Jules N. Korschak, Esq. reviews reasons for delays with this application and provides brief description of proposed mixed use development that will be presented

Professionals: Mark Gibson of Gibson Associates Professional Surveyor/Engineer provides details pertaining to the property and structure. Jim Lindemon of LWDMR Architects provides details in regards to the design and finishes.

Exhibits: A1-letter & tax bills, A2-10/5/15 Letter from "City Solicitor" Paul Baldini, A3-1/5/16 letter from City Solicitor, A4-1/5/16 review memo from Fire Official, A5-2/5/16 letter from City Solicitor

Board Comment: a CAFRA outcome may be one thing to make it necessary to return before the board

Public Comment: Jeffrey A. April, Esq retained for 4400 Beach Condo Association concerned over noise but in favor of project; Brian Kormuszko @ 4209 Pleasure Ave to speak in favor; Larry Evans @ 15-43rd St comments on the footprint and design but supports the project; Dustin Laricks @ 4720 Park Rd is in favor and says it will be a great improvement.

- To approve all Variances as listed in Board Engineer's Memorandum; Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call - *aye all 5* in favor / none opposed

- To approve Waivers as discussed and agreed; Mr. Sgalio makes motion, Councilman Divney seconds, roll call - *aye all 5* in favor / none opposed

- To grant Preliminary & Final Site Plan Approval, conditional on CAFRA with no changes necessary; Councilman Divney makes motion, Mr. Sgalio seconds, roll call - *aye all 5* in favor / none opposed

~**RESOLUTIONS:**

Resolution No. 2016-03-01 - Iannone Family Partnership @ 6216 Landis Avenue

- Memorialize Resolution #2016-03-01 granting 1 year extension. Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call those eligible to vote - *aye 4* in favor / none opposed

Resolution No. 2016-03-02 - One Hundred Minerva Corp @ 4400 Landis Avenue

- Memorialize Resolution #2016-03-02 granting three consecutive 1 year extensions. Councilman Divney makes motion, Mr. Sgalio seconds, roll call those eligible to vote - *aye* 4 in favor / none opposed

~With no further business

- Mr. Sgalio makes motion and Mr. Ferrilli seconds to adjourn

MEETING ADJOURNED

Respectfully Submitted,



Genell M. Ferrilli
Planning Board Clerk