

CITY OF SEA ISLE CITY
PLANNING BOARD

AGENDA of Regular Meeting

TUESDAY, November 13, 2018 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	_____ Rodney Greco
_____ Antimo Ferrilli, Vice Chairperson	_____ Donna Miller
_____ Michael Baldini	_____ Frances Steelman
_____ Philip Bonifazi	_____ Alt. #1 Jack McCusker
_____ Mayor Leonard C. Desiderio	_____ Alt #2 Daniel McCann
_____ Councilman Frank Edwardi	

5. New Business

- ◆ **Planning Board Re-Organization for 2018 thru 2019 Calendar Year**
Appointments & re-appointments of Officers, Board members with expiring terms, Board Professionals, Board Publications and the addition of the pre-approved Meeting Schedule.
- ◆ **Ordinance No. 1626 amending Chapter 26 entitled "Zoning" to Add 26-43 Et Seq., entitled "Affordable Housing" and Amending the Zones and Zoning Map to Address the Requirements of the New Jersey Superior Court; ***
- ◆ **Ordinance No. 1627 amending Chapter 26 entitled "Zoning" to create Age-Restricted Zone, Add an Inclusionary Housing Overlay District and Add a Mandatory Affordable Housing Set Aside Provision; ***
- ◆ **Ordinance No. 1628 amending Chapter 26 entitled "Zoning" to add non-residential affordable housing development fees; ***

* all as adopted on first reading by City Council at its regular meeting of Tuesday, October 23, 2018, and now being presented to the Planning Board for Master Plan Consistency review, comments/recommendations; vote as to whether said ordinances are not inconsistent with the Master Plan per N.J.S.A. 40:55D-26.

6. Meeting Minutes

- ◆ Motion to adopt Minutes of October 9, 2018 Regular Meeting

7. Adjourn

" Please note - changes are possible "

CITY OF SEA ISLE CITY PLANNING BOARD

Minutes of Regular Planning Board Meeting Tuesday, November 13th, 2018 @ 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. Baldini, Mr. Bonifazi, Mr. Greco, Mrs. Miller, Ms. Steelman, Mr. McCann, Mr. Ferrilli, Mrs. Urbaczewski

Absent: Mayor Desiderio, Councilman Edwardi, Mr. Greco, Mr. McCusker

Professionals: Jon Batastini, Esq. of Loveland, Garrett & Batastini, Planning Board Solicitor and Andrew A. Previti P.E., of Maser Consulting, Municipal & Board Engineer

~New Business:

1) RE- ORGANIZATION of PLANNING BOARD for 2018 - 2019 CALENDAR YEAR & BOARD MEMBER Appointments / Re-appointments as follows:

Francis Steelman as Class II Member for 4 year term will Renew Oath of Office at next Meeting

Donna Miller as Class IV Member for 4 year term will Renew Oath of Office at next Meeting

Daniel McCann as Class IV (Alternate #2) Member for 4 year term took Oath with City Clerk 6/29/18

Additional Appointments & Re-appointments:

- Re-appointing of Mrs. Patricia Urbaczewski as Chairperson; Mr. Ferrilli makes motion, Mrs. Steelman seconds, roll call - unanimously *aye* all 7 in favor / *none* opposed
- Re-appointing of Mr. Antimo Ferrilli as Vice-Chairperson; Ms. Steelman makes motion, Mrs. Miller seconds, roll call - unanimously *aye* all 7 in favor / *none* opposed
- Appointing of Mr. Jon D. Batastini of Loveland, Garrett & Batastini as Board Solicitor; Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call - unanimously *aye* all 7 in favor / *none* opposed
- Re-appointing of Mr. Andrew Previti of Maser Consulting as Board Engineer; Ms. Steelman makes motion, Mrs. Miller seconds, roll call - unanimously *aye* all 7 in favor / *none* opposed
- Re-appointing of Ocean City Sentinel as Primary newspaper and Atlantic City Press as Secondary newspaper for publication; roll call of all present – *aye* 6 in favor / *nay* 1 opposed
- 2018 - 2019 Meeting schedule reviewed, previously approved and noticed to the public, which will be added to the Re-Organization Resolution via Exhibit 'A'; Mr. Ferrilli makes motion, Mrs. Miller seconds, roll call - unanimously *aye* all 6 in favor / *none* opposed
- Re-appointing of Mrs. Genell M. Ferrilli as Board Secretary/Clerk; Ms. Steelman makes motion, Mrs. Miller seconds, roll call – unanimously *aye* all 6 in favor / *none* opposed

2) Ordinance No. 1626 (2018) Master Plan Consistency Review

To amend revise General Ordinances of City of Sea Isle City amending Chapter 26 entitled "Zoning" to add 26-43, et seq., entitled "Affordable Housing" and amending the zones and zoning map to address the requirements of the New Jersey Superior Court

Professionals: City Board Engineer explains the affordable housing obligations as far as the definitions, fees, standards, regulations, and the City Appointed Municipal Liaison. He also discusses some of the zoning changes from R-2 and C-2 to R-3 (which is Age Restricted Residential & addressed via separate ordinance), in addition to the overlay inclusionary zone in certain C-2 and C-3 zones.

Board Comment: there is question to possible ownership of lots within the area of zone changes discussed

Public Comment: None

- Planning Board recommendation that Ordinance 1626 is NOT INCONSISTANT with the Master Plan, with changes as indicated by Mr. Batastini and C-3 -Block 37.07 Lot 19 be R-2; Mr. Bonifazi makes motion, Mr. Baldini seconds, roll call of those eligible to vote - *aye* 4 in favor / *none* opposed (1 recused/2 abstained)

3) Ordinance No. 1627 (2018) Master Plan Consistency Review

To amend revise General Ordinances of City of Sea Isle City amending Chapter 26 entitled "Zoning" to create age-restricted zone, add an inclusionary housing overlay district and add a mandatory affordable housing set aside provision

Professionals: City Board Engineer defines R-3 -Age Restricted Residential and IZ -Inclusionary Housing Overlay Districts explaining the development vs. deposit into affordable house trust fund option. He continues with details about incentives for developers like payment in a set amount instead of actual unit development and the associated requirements to help assist in fulfilling this housing obligation

Board Comment: interest or future increases in the per unit dollar amount established if trust fund deposit is selected in lieu of development is discussed

Public Comment: None

- Planning Board recommendation is that Ordinance 1627 is NOT INCONSISTANT with the Master Plan, with comments of R-2 included in Replacement section 26-12.2 & 26-43.3A and comments as discussed, and unanimously agreed that Planning Board should review and provide recommendations for R3 bulk standards and layout of regulations on housing; Mr. Ferrilli makes motion, Mr. Baldini seconds, roll call of those eligible to vote - *aye 5* in favor / none opposed (2 abstained)

4) Ordinance No. 1628 (2018) Master Plan Consistency Review

To amend revise General Ordinances of City of Sea Isle City amending Chapter 26 entitled "Zoning" to add non-residential affordable housing development fees

Professionals: City Board Engineer reviews non-residential fee where approximately 2.5% of increase in equalized assessed value of land and improvements, within all zoning districts, will be imposed on development fees when an existing structure is demolished / replaced and collected at time of any issuance of building permit

Board Comment: temp CO issue had not been addressed yet; funds said to be maintained by a City Financial Officer

Public Comment: None

- Planning Board recommendation is that Ordinance 1628 is NOT INCONSISTANT with the Master Plan; Mr. Baldini makes motion, Mr. Bonifazi seconds, roll call of those eligible to vote - *aye 5* in favor / none opposed (2 abstained)

~Meeting Minutes to adopt:

- Regular Meeting Minutes of October 9, 2018 adopted. Mr. Ferrilli makes motion, Mr. Bonifazi seconds, roll call those eligible to vote - *aye all 5 in favor / none opposed*

~Mention of items discussed at last meeting for Council to address, along with information provided by Mr. Previti regarding parking for Hotels/Motels and data from surrounding municipalities for reference are talked about, as well as residential pools and surrounds and water run-off especially since there are so many of them coming before the Zoning Board. There was further question to whether a letter was ever sent to Council in the first place. In closing, the Master Plan having been approved by the Planning Board is now seeking to have some of the problem items addressed and resolved in some way.

~With no further business

- Motion to adjourn made by Ms. Steelman, second by Mrs. Miller, with all in favor 'aye'

Meeting Adjourned

Respectfully Submitted,



Genell M. Ferrilli
Planning Board Clerk