

CITY OF SEA ISLE CITY
PLANNING BOARD
AGENDA of Regular Meeting

MONDAY, September 10, 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

- ◆ Ordinance No. 1625 amending Chapter 3 entitled "Violations and Offenses" and Chapter 26 entitled "Zoning" to revise use of facilities and clarify parking, adopted on first reading by City Council at its regular meeting of Tuesday, August 24, 2018, and now being presented to the Planning Board for Master Plan Consistency review, comments/recommendations; vote as to whether said ordinance is not inconsistent with the Master Plan per N.J.S.A. 40:55D-26.

◆ **APPLICANT: Frank EDWARDI**

Property: 245 - 58th Street, Block: 57.04 / Lots: 1403 / Zone: R-2
Proposed: Sub Division to create 2 lots for two proposed single family dwellings
Relief Sought: Minor Subdivision Approval & Benefits Variance

◆ **APPLICANT: Gerald E. RAHILL and Josephine M. RAHILL**

Property: 12 - 63rd Street / Block: 63.02 / Lots: 13 & 14.01 / Zone: R-2
Proposed: Sub Division to create 2 lots for two single family dwellings
Relief Sought: Minor Subdivision Approval & Hardship/Benefits Variances

6. Meeting Minutes

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

7. Resolution Proposing Closed Session

- ◆ Motion to **Adopt** Resolution #2018-09-01- "Authorizing a Closed Executive Session for the Purpose of Discussing Professional Services Contract Negotiations and Appointment of the Planning Board Attorney".

8. Closed Session

- ◆ Enter into Closed Session

9. Return to Open Session

(where Motions may or may not result from the matters discussed)

Closing Comments

10. Adjourn

"Please note - changes are possible"

CITY OF SEA ISLE CITY PLANNING BOARD

Minutes of Regular Planning Board Meeting

Monday, September 10, 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, Mayor Desiderio, Councilman Edwardi, Mr. Greco, Mrs. Miller, Ms. Steelman, Mr. McCusker, Mr. Ferrilli, Mrs. Urbaczewski

Professionals of the Board: Dorothy F. McCrosson of McCrosson & Stanton, Acting Solicitor and Andrew A. Previti, PE of Maser Consulting, Board & Municipal Engineer

~NEW BUSINESS:

1) Ordinance No. 1625 (2018) Master Plan Consistency Review

To Revise General Ordinances of City to Amend Chapter 3 entitled 'Violations & Offenses' and Chapter 26 entitled 'Zoning' to revise use of facilities and clarify parking

Professionals: Board Engineer first points out that chapter 3 for violations and offenses is not the responsibility of the Planning Board and to disregard the item. He moves forward to the chapter 26 which specifically references the C-5 Zoning District and permitted uses, further explaining how the language should be changed to address the parking requirements

Board Comment: asks for clarification on number of spaces which is one space per room even though this is only to clean up wording since ordinance is currently misworded with commercial not requiring any parking at all; more than one space would be preferred but at least one space must be required

Public Comment: None

- Planning Board thereby makes motion that Ordinance 1625 is NOT INCONSISTANT with the Master Plan; Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call all present - aye all 9 in favor / none opposed

2) APPLICANT – Frank EDWARDI 'Minor Sub-Division & Variance Application'

@ 245 - 58th Street; Block 57.04; Lot 1403; Zone R-2

Proposed: Sub - Division for two single family dwellings

Attorney: Richard C. Andrien, Esq., begins with a brief comment referencing the previous application that was withdrawn and summarizing this new less aggressive application being proposed, adding for record Mr. Edwardi stepped down, and explains the variance relief being sought as deemed necessary for proposed single family dwellings on undersized lots

Professionals: Carmen J. LaRosa, RA (Architect) provides testimony regarding the size of the lots, the structures being proposed, specifics on variances being requested, details and benefits

Witnesses: None

Exhibits: A1- applications of 2 similar approved projects for reference; A-2- possible development configurations

Board Comment: believes that two singles is far better than a duplex; requests for 7-1/2 foot side yard setback 'per side' be adhered to, no matter what, which is agreed too

Public Comment: None

- Motion for Minor Site Plan Approval, including Engineer's comments and variances; Mr. Greco makes motion, Mr. Ferrilli seconds, roll call – aye '9' in favor / none opposed

3) APPLICANT – Gerald E. & Josephine M. RAHILL 'Minor Sub-Division & Benefits Variance Application'

@ 12 - 63rd Street; Block 63.02; Lot 13 & 14.01; Zone R-2

Proposed: Sub - Division for two single family dwellings

Attorney: Cory J. Gilman, Esq., begins with summary of application being proposed, variances they are seeking and similarities to application just presented before the board as well

Professionals: Carmen J. LaRosa, RA (Architect) provides detailed testimony regarding what currently exists, smaller lot size and width or narrowness, proposed size of structures, and the aggregate side yard setbacks proposed

Witnesses: Mr Gerald Rahill is asked to address the width request and the hardship

Exhibits: A1-chart of proposed development dimensions/configurations; A-2 -Memo from M. Tighe of Dept. of Public Works dated 9/6/18; A-3 -Memo from Fire Chief F. Edwardi, Sr. dated 9/10/18;

Board Comment: request for deed restriction to single family only and NO fencing is allowed on either side or in the middle side yard as a condition of approval; floor area ratio is clarified, side yard setbacks are addressed, bump-outs agreed to be no more than 14", driveways & parking and handicap parking spaces on street are discussed

Public Comment: Terry Kohler @ 13-63rd St to express concern regarding the loss of the handicap parking spaces on the street which have always been needed and used and parking needs for the handicap access to the beach

- Motion for Minor Site Plan Approval, including Engineer's comments and variances per report, bump-outs not more 14", no fences in side yards, and handicap parking space retained in front; Mayor Desiderio makes motion, Mr. Baldini seconds, roll call – *aye '9' in favor / none opposed*

~MEETING MINUTES to adopt:

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

~RESOLUTION / PROPOSED CLOSED EXECUTIVE SESSION:

Resolution No. 2018-09-01 "Authorizing a Closed Executive Session for the Purpose of Discussing Professional Services Contract Negotiations and Appointment of the Planning Board Attorney"

- Motion to Memorialize Resolution No. 2018-09-01 and thereby enter into closed session; Mr. Ferrilli makes motion, Mr. McCusker seconds, roll call – *aye all '11' in favor / none opposed*
(At this time anyone in the audience from the public is asked to leave, however no one was present.)

CITY OF SEA ISLE CITY PLANNING BOARD REGULAR MEETING

Monday, September 10, 2018 @ 7:00 PM

RETURN TO OPEN SESSION

~Meeting Called to Order by Chairperson Mrs. Urbaczewski

~Additional Action Taken

Results of Executive Session:

- As a group decision of the Planning Board the next meeting will be noticed and begin at 6pm in lieu of 7 in order for the board to interview the two solicitors selected and hopefully, following a closed executive session, to make a final selection thereafter; with a roll call of all members present - *aye '11' in favor / none opposed*

~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