

**CITY OF SEA ISLE CITY**  
***PLANNING BOARD***  
***MEETING AGENDA***  
***Monday, April 11<sup>th</sup>, 2022, 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. 1680** amending revised General Ordinances of the City of Sea Isle City, Chapter 26-25.6 entitled "***Plant Materials***" to amend plant materials to include prohibition of invasive species, adopted on first reading by City Council at its regular meeting of Tuesday, March 8, 2022, and is now presented to 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. 40:55 D-26.

**6. RESOLUTIONS**

- ℞ **RESOLUTION No. 2022-03-01: 42nd PLACE, LLC** (Preliminary & Final Site Plan Approval & Benefits Variance Approvals)  
4000 Landis Avenue/ Block 40.03/ Lots 1.04, 4, 12, & 20-24/ Zone C-5

**7. MEETING MINUTES**

- ℳ **MINUTES** of March 14, 2022 Regular In-person Planning Board Meeting

**8. ADJOURN**

**"Please note - changes are possible"**

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

## **Minutes of Regular Planning Board Meeting April 11<sup>th</sup>, 2022 @ 7:00 PM**

~**Meeting Called to Order** by Chairperson Mrs. Urbaczewski. All join for Pledge of Allegiance. Opening comments begin with Open Public Meeting Act statement.

~**Planning Board Roll Call:**

**Present:** Mr. Greco, Mrs. Miller, Ms. Steelman, Mr. McCusker (Alt #1), Mr. Locketto (Alt #2), Mr. Ferrilli & Mrs. Urbaczewski

**Absent:** Mr. Baldini, Mr. Bonifazi, Mayor Desiderio & Councilman Edwardi

**Professionals:** Jon D. Batastini, Esq. (Planning Board Solicitor)

~**NEW Business:**

1) **Ordinance No. 1680 (2022) - Master Plan Consistency Review**

An Ordinance to Amend the Revised General Ordinances of the City of Sea Isle City, Chapter 26, -25.6 Entitled "PLANT MATERIALS" to amend plant materials to include prohibition of invasive species, for a Master Plan Consistency Review and any correspondence from the Planning Board prior to City Council's second reading at the 4.12.2022 Council Meeting.

**Professionals:** Board Solicitor reviews City Engineer's Master Plan Consistency Report, dated April 5, 2022, and further explains how this proposed ordinance provides for the ability to control planting, cultivating, and/or growing of bamboo and other invasive plant species in the City of Sea Isle City.

**Board Comment:** further comment notes that this ordinance will allow for more control of plantings and avoid problem plantings like bamboo.

- Motion of Planning Board that Ordinance 1680 (2022) is NOT INCONSISTENT with the Master Plan, but consistent in providing regulations to protect the natural resources of the City; therefore, Mrs. Miller makes said Motion, Ms. Steelman seconds, roll call - aye '7' in favor / nay none opposed

~**Resolutions:**

Ⓜ **RESOLUTION NO. 2022-03-01: 42nd PLACE, LLC.** @ 4000 Landis Ave/ B:40.03/ L:1.04, 4, 12, & 20 - 24/ Z: C-5

- Motion to memorialize Resolution #2022-03-01; Mr. McCusker makes motion, Mrs. Miller seconds, roll call of those eligible to vote - aye all '5' in favor / none opposed

~**Additional Business:**

There is a brief discussion about sending a letter to City Council suggesting that an encroachment agreement be considered between the City and Property Owners in order to permit for shade trees & plantings in planters along the pedestrian right of way along 40th Street as streetscape to adjoining properties

- Motion to send letter to City Council regarding plantings, made by Mr. Ferrilli, second by Mr. McCusker, roll call those eligible to vote - aye all '7' in favor / none opposed

~**Meeting Minutes to adopt:**

Ⓜ **Minutes of the March 14th, 2022 Regular Virtual Meeting**


- Motion to adopt minutes of both meetings made by Mr. McCusker, second by Mr. Ferrilli, roll call those eligible to vote - aye all '5' in favor / none opposed

~With no further business

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

**Meeting Adjourned**

Respectfully Submitted,

  
Genell M. Ferrilli  
Planning Board Clerk