

CITY OF SEA ISLE CITY
PLANNING BOARD
AGENDA of Regular Meeting
Tuesday, OCTOBER 10th, 2023, 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

_____ Antimo Ferrilli, Chairperson
_____ Rodney Greco, Vice Chairperson
_____ Michael Baldini
_____ Philip Bonifazi
_____ Councilman Frank Edwardi
_____ Richard Hooper

_____ Donna Miller
_____ Michael O'Neil (Mayor's Designee)
_____ Frances Steelman
_____ Alt. #1 Vicki Feeney
_____ Alt #2 Carmine Ragucci

5. ANNOUNCEMENT

✓ Planning Board Sub-Committee Update

6. Continued BUSINESS

(ORDINANCE REVIEW CONTINUED FROM THE AUGUST MEETING)

❖ **ORDINANCE No. 1702** entitled "***AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE CITY OF SEA ISLE CITY, TO CHANGE THE BUILDING HEIGHT REQUIREMENTS OF THE VARIOUS CHAPTERS***", to the members of the Planning board for Master Plan Consistency review. This ordinance was introduced on Tuesday, August 8, 2023 and the second reading and public hearing is to be held on Tuesday, September 12th, 2023

7. RESOLUTIONS

8. MEETING MINUTES

/// Minutes of August 14th, 2023 Regular Planning Board Meeting

9. ADJOURN

"Please note - changes are possible"

THANK YOU !

CITY OF SEA ISLE CITY PLANNING BOARD
Minutes of October 10th, 2023 @ 7:00 PM Planning Board Meeting

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

~**Board Member Business:**

New Members Mr. Richard Hooper and Mrs. Vicki Feeny (Alternate #1) are sworn in and welcomed to the Planning Board.

~**Planning Board Roll Call:**

Present: Mr. Baldini, Mr. Hooper, Mrs. Miller, Ms. Steelman, Mr. O'Neill (Alt #1), Mrs. Feeny (Alt. #2), Mr. Greco & Mr. Ferrilli

Absent: Mr. Bonifazi, Mayor Desiderio & Councilman Edwardi

Professionals: Robert T. Belasco, Esq. of Stefankiewicz & Belasco, LLC. (Interim Planning Board Solicitor) & Andrew Previti, P.E., of Colliers Engineering & Design (Municipal & Board Engineer)

~**New Business:**

Mr. Richard Hooper and Mrs. Vicki Feeny are sworn in and welcomed as new members of the City of Sea Isle Planning Board.

~**Continued Business:**

ORDINANCE No. 1702 entitled "AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE CITY OF SEA ISLE CITY, TO CHANGE THE BUILDING HEIGHT REQUIREMENTS OF THE VARIOUS CHAPTERS", is continued from the previous meeting, where Mr. Previti briefly defines the Master Plan for the new board members and outlines the Master Plan Consistency Review process by the Planning Board. He proceeds in explaining how Ordinance 1698 (2023) was introduced earlier in the year, which will not go into effect until January 2024, that revised flood regulations and the necessity for Ordinance 1702 to address each of the individual zoning districts accordingly in conjunction with Ordinance 1698 and flood damage prevention. He references how Ordinance 1698 changes Chapter 14 and the flood hazard maps, further explaining how all construction in AE zones should be at elevation 11 NAVD88 and V zone should be at elevation 14 NAVD88 and both including SIC freeboard. For clarity he reviews the drawings he provided adding how Ordinance 1702 addresses the various zoning districts in the City and how the height of structures in the various zoning districts will be measured above the local design flood elevation as determined in Chapter 14 entitled "Flood Damage Protection" and applicable freeboard requirements accordingly.

Open discussion: questions are raised as to how this will benefit builders, flood resistant material requirements for below flood level, raising new construction, higher elevations and water run-off which is believed to create more flooding, especially in already flood prone areas and how this is all related to the CRS program and will assist in gaining our status back.

- Motion in the affirmative that Ordinance 1702 is not inconsistent with the master plan and recommended for adoption; Mr. Greco makes motion, Mrs. Miller seconds, roll call – *aye '9' in favor / none opposed.*

~**Sub-Committee Update:** Engineer, Mr. Previti, reviews the recommended changes to swimming pool design and construction parameters as he continues to explain each of the items as listed, beginning with setbacks and the green space and how it relates to CRS regulations that include minor development, not just major development. As he continues to explain the green space and re-charge system adding how this helps City's CRS rating and necessary in coming up with regulations on swimming pools and/or accessory structures to eliminate all the applications coming before the zoning board for variance relief and for safety reasons. Various issues have come about regarding pools and safety when you hear of pools that are too close to the main structure and people have been seen jumping from upper-level decks into the pool, splashing water onto neighboring properties, impervious coverage, water run-off, in addition to pool equipment placement and other outdoor items like showers leaving no wiggle room for anything else. It is also noted that there are limitations on when pool construction can take place but relief for these pools and lack of following the required procedure needs to stop and one of the best ways to do so is to set specific regulations and enforce it accordingly.

~**Resolutions:** N / A

~**Meeting Minutes to adopt:**

III *Minutes of the August 14th, 2023, Regular Planning Board Meeting*

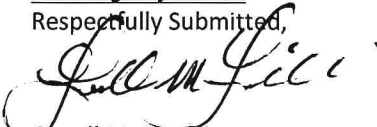
- Motion to adopt minutes of meeting made by Mrs. Miller, second by Ms. Steelman, roll call those eligible to vote - *aye all '5' in favor / none opposed.*

~With no further business

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

Meeting Adjourned

Respectfully Submitted,


Genell M. Ferrilli
Planning Board Clerk