

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

AGENDA of Regular Meeting

**Monday, AUGUST 14<sup>th</sup>, 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	_____ Donna Miller
_____ Rodney Greco, Vice Chairperson	_____ Frances Steelman
_____ Michael Baldini	_____ T.B.A.
_____ Philip Bonifazi	_____ Alt. #1 Michael O'Neill
_____ Mayor Leonard C. Desiderio	_____ Alt #2 T.B.A.
_____ Councilman Frank Edwardi	

**5. NEW BUSINESS**

❖ **MUNICIPAL PUBLIC ACCESS PLAN for Sea Isle City, Cape May County, New Jersey**

*Presentation by ACT Engineers, Inc.*

❖ **APPLICANT: SILVERJANE, INC. Mixed Use Development REQUESTED CONTINUANCE TO SEPT. MTG**

*(Preliminary & Final Site Plan Approval w/ Hardship & Benefits Variances)*

*Property: 4914 Landis Avenue / Block 49.03 / Lot(s) 1.01 & 12.01 / Zone C-2*

*Proposed: to construct a New Three (3) Story Mixed Use structure consisting of one (1) commercial unit on the first level and two (2) residential units on the second & third levels.*

*Relief Sought: for Preliminary & Final Site Plan Review & Approval and Hardship & Benefits variance relief.*

❖ **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 12<sup>th</sup>, 2023.**

**6. RESOLUTIONS**

℞ **RESOLUTION No. 2023-07-01: Sea Isle City Planning Board Re-organization for Calendar Year 2023-2024**

*To adopt Planning Board Re-organization for Calendar Year 2023 – 2024 and any appointments, re-appointments, Board's Professional Services, Board's Publication and Meeting Schedule labeled Exhibit 'B' for Calendar Year 2023-2024.*

℞ **RESOLUTION No. 2023-07-02: Re-appointment of Sea Isle City Planning Board Solicitor Services**

*To adopt Resolution Authorizing Award of Non-Fair & Open Professional Services Contract for Planning Board Solicitor*

℞ **RESOLUTION No. 2023-07-03: SIR DEVELOPMENT, LLC.**

*Minor Sub-Division approval*

**7. MEETING MINUTES**

✍ MINUTES of July 10, 2023 Regular Planning Board Meeting.

**8. ADJOURN**

*"Please note - changes are possible"*

**THANK YOU !**

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

## ***Minutes of Regular Planning Board Meeting August 14<sup>th</sup>, 2023 @ 7:00 PM***

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

~**Planning Board Roll Call:**

**Present:** Mr. Bonifazi, Mr. Greco, Mrs. Miller, Ms. Steelman, Mr. O'Neill (Alt #1) & Mr. Ferrilli

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

**Professionals:** Jon D. Batastini, Esq. of Garrett & Batastini (Planning Board Solicitor) & Andrew Previti, P.E., of Colliers Engineering & Design (Municipal & Board Engineer)

~**Announcement:**

Mr. Batastini announces into record the Application for Mixed Use Development submitted under Silverjane, Inc. that was scheduled to be heard at this hearing has requested for a continuance to the September 11, 2023, Planning Board Meeting, waiving timing issues and with no further notice required at this time.

~**NEW Business:**

**MUNICIPAL PUBLIC ACCESS PLAN** for Sea Isle City, Cape May County, New Jersey

Ms. Junetta Dix, Director of Environmental Services at ACT Engineers, Inc. reviews the reason why they were asked to address the public access plan that was originally started during the Master Plan Re-evaluation process and offers a detailed summary starting with some history behind Municipal Public Access Plan, provides examples of two prior similar situations; further explains how D.E.P. has made this whole process lengthier, more difficult and far more costly since taking over, when this is something that is needed, covers everything from the marina, beaches & the promenade where there is access to water, and use to be so easily renewable. Ms. Dix briefly reviews the contents of the book submitted, explains what they have endured so far and still have a few things pending. Board Engineer, Mr. Previti asks about the ADA requirements and how it will be incorporated into this, notes for the record that the city will be required to maintain it and explains how this will proceed from here and once adopted is done.

- Motion of Planning Board that the Municipal Public Access Plan is acceptable, in favor of submitting a letter of recommendation to City Council to incorporate the MPAP into the Master Plan, as presented to the Board and agreed too, whereas Mr. Greco makes said Motion, Ms. Steelman seconds, roll call – aye '6' in favor / nay '0' opposed.

**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 reviewed and discussed with the Planning Board for a Master Plan Consistency review and comment prior to the second reading and public hearing is to be held on Tuesday, September 12<sup>th</sup>, 2023. Board Engineer Mr. Previti explains why this has come up and needs to be addressed. He notes that this will remain in effect until the end of the year and will make Chapter 14 more compatible with Chapter 16 and go into effect in January 2024. He offers some examples of what this ordinance refers to along with details on how this will be calculated, what it is based on and the minimal change it will have on building heights.

**Open discussion:** an inquiry into how this will be determined and from what point to what point any calculations or measurements are taken from; Ordinance 1698 is noted as it pertains to Chapter 14 that did not require a master plan consistency review; additional some discussion about the base flood elevation changes after discussing things like height differences, elevations, retaining walls, inclines and driveways, it was mentioned that additional information and a more detailed explanation should be provided and to reach out to the administration for more clarification. There is some discussion regarding the affiliation between Ordinances 1698 and 1702 and what a difference these ordinances will make once implemented. Therefore, it is noted that the Board Engineer will gather and provide additional information so there is better understanding of Ordinance 1702 to consider when making a determination.

**~Resolutions:**

**℞ RESOLUTION # 2023-07-01: Sea Isle City Planning Board Re-organization for Calendar Year 2023-2024**

- Motion to memorialize Resolution #2023-07-01, Mrs. Miller makes motion, Ms. Steelman seconds, roll call of those eligible to vote - *aye* all '4' in favor / none opposed.

**℞ RESOLUTION # 2023-07-02: Re-appointment of Sea Isle City Planning Board Solicitor Services**

- Motion to memorialize Resolution #2023-07-02, Mrs. Miller makes motion, Mr. Greco seconds, roll call of those eligible to vote - *aye* all '4' in favor / none opposed.

**℞ RESOLUTION # 2023-07-03: SIR DEVELOPMENT, LLC. C/O S. Freda (Minor Sub-Division Review & Approval)**

*@ 3900 – 3904 Central Avenue / Block 39.04 / Lots 23 & 24 / Zone R-2*

- Motion to memorialize Resolution #2023-07-03, upon review of Deed, Mr. Greco makes motion, Mrs. Miller seconds, roll call of those eligible to vote - *aye* all '4' in favor / none opposed.

**~Meeting Minutes to adopt:**

**ℳ Minutes of the July 11th, 2022, Regular In-Person Meeting**

- Motion to adopt minutes of meeting made by Mrs. Miller, second by Mr. Ferrilli, roll call those eligible to vote - *aye* all '4' in favor / none opposed.

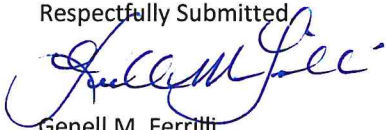
There is some discussion regarding application plans that were prepared by an architectural firm that has since closed and the issues that have arisen and how it should be addressed when it comes to professional testimony on drawings. There is also some question as to who should be responsible for preparing and submitting the required final site signature plans.

~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