

CITY OF SEA ISLE CITY
PLANNING BOARD
AGENDA of Regular Meeting
Monday, MAY 13th, 2024, 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	_____ Michael O'Neil (Mayor Designee)
_____ Michael Baldini	_____ Frances Steelman
_____ Philip Bonifazi	_____ Alt. #1 Vicki Feeney
_____ Councilman Frank Edwardi	_____ Alt #2 Carmine Ragucci
_____ Richard Hooper	

5. NEW BUSINESS

❖ **NORTH END OF SEA ISLE CITY**

Blocks 1.03, 1.04, 2.02, 2.03, 2.04, 7.02, 11.02, 15.02, 19.03 / Various Lots

Municipal Engineer Letter addressing The City of Sea Isle City's request to the Municipal Planning Board for a letter indicating the existing uses are consistent with the Municipal Master Plan as part of the Site-Specific Amendment to the Sewer Service Area (SSA) Mapping as part of the Cape May County Water Quality Management Plan (WQMP).

Proposed is extending the City's sanitary sewer collection system into the North End between 22nd and First Streets on the west side of Landis Avenue connecting what are primarily single and two-family dwellings within the North End that are currently serviced by an on-site septic system.

6. RESOLUTIONS N / A

7. MEETING MINUTES

/// MINUTES of December 11th, 2023 Regular Planning Board Meeting.

8. ADJOURN

" Please note - changes are possible "

SEA ISLE CITY PLANNING BOARD
CITY OF SEA ISLE CITY PLANNING BOARD
Minutes of Regular Planning Board Meeting
May 13, 2024 @ 7:00 PM

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

~**Planning Board Roll Call:**

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

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

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

~**NEW Business:**

North End of Sea Isle City - proposing to extend City Sewer Service into the North End of Sea Isle

Blocks: 1.03, 1.04, 2.02, 2.03, 2.04, 7.02, 11.02, 15.02 & 19.03/Lots: various

Description: Municipal Board Engineer offers some history regarding the Sewer Service Area Mapping and the City's request to extend the sewer service collection system into the area from 22nd Street up to 1st Street connecting 102 existing dwelling units, 16 vacant properties proposed for infill development and two (2) comfort stations. He continues to explain how the proposed sanitary sewer extension will be run along the West side of Landis Avenue where the wastewater disposal systems, usually referred to as septic systems, are located. He briefly reviews his March 27th, 2024 letter to the Planning Board Chairman, Mr. Ferrilli, explaining the Sewer Service Area (SSA) and the Site Specific Proposed Sewer Service Extension Mapping of the North End which highlights the area in question. For the record, he explains that the City submitted this to the Planning Board for review and requested for the Board to provide a letter as required to the Municipal Engineer so it can be included as part of the City's request when he submits it to NJDEP.

Board/Public Comment:

- Motion in the affirmative to allow for the Planning Board to provide a letter of finding that the Sewer Extension is not inconsistent with the Master Plan, as outlined and discussed; Mrs. Miller makes said Motion, Ms. Steelman seconds, roll call – aye '6' in favor / nay '0' opposed.

~**Meeting Minutes to adopt:**

M. Minutes of the December 11, 2023 Regular In-Person Meeting

- Motion to adopt minutes of the December 11th, 2023 meeting; motion made by Ms. Steelman, second by Mrs. Miller, roll call of those eligible to vote - aye all '4' in favor / none opposed. (No corrections or changes applicable)

There is a brief discussion about the Mixed-Use Development Application coming before the Planning Board for the proposed 'Ludlam' project as submitted by 42nd Place, LLC. (applicant) for property located at 4000 Landis Avenue, also identified as 118 –40th Street, regarding items that are still needed to be deemed complete before the project can be presented to the Board.

~With no further business

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

Meeting Adjourned

Respectfully Submitted,


Genell M. Ferrilli

Planning Board Clerk