

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

**AGENDA for Monday, March 9<sup>th</sup>, 2026, 7:00 pm Meeting**

**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 Carmine Ragucci
_____ Councilman Frank Edwardi	_____ Alt #2 Jason Pellegrini
_____ Richard Hooper	

**5. NEW BUSINESS**

Ø **ORDINANCE No. 1731** entitled "*AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE CITY OF SEA ISLE CITY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY, AMENDING CHAPTER 26*" TO IMPLEMENT FAIR SHARE HOUSING AGREEMENT TERMS AND RESOLVE DISCREPANCY IN LANGUAGE USED IN GENERAL REQUIREMENTS FOR MAXIMUM BUILDING HEIGHT", to the members of the Planning board for Master Plan Consistency review. This ordinance was introduced on Tuesday, February 10<sup>th</sup>, 2026, and the second reading and public hearing is to be held on Tuesday, March 10<sup>th</sup>, 2026, at 10:00 am

Ø **ORDINANCE No. 1732** entitled "*AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE CITY OF SEA ISLE CITY, "AFFORDABLE HOUSING" CHAPTER 26 SECTION 43, TO IMPLEMENT FAIR SHARE HOUSING AGREEMENT TERMS*", to the members of the Planning board for Master Plan Consistency review. This ordinance was introduced on Tuesday, February 10<sup>th</sup>, 2026, and the second reading and public hearing is to be held on Tuesday, March 10<sup>th</sup>, 2026, at 10:00 am

⚡ **APPLICANT: CLD SIC, LLC.** (*Preliminary & Final Site Plan Review and Approvals & Hardship and Benefits Variances*)  
*Property:* 6400 Landis Avenue / Block 63.03, Lot(s) 9.02, 10, 11, 12.01, 13.01, 14.01, 15.01, 24.02, 25, 26 & 27.01 and Block 64.03, Lot(s) 25, 26, 27, 28, 29, 30, 428.02 & 431.02 / Zone C-5  
*Proposed:* to remodel front area of bar, build an addition to the bar and restaurant on the top floor and replace temporary roof with permanent roof covering of outdoor bar area and signage  
*Relief Sought:* for Preliminary & Final Site Plan Review & Approval, front yard setback, side yard setback, impervious surface coverage, signage and any other variances, waivers, and any other relief deemed necessary

**6. RESOLUTIONS** N / A

**7. MEETING MINUTES**

∩ MINUTES of Monday, November 10<sup>th</sup>, 2025 Planning Board Meeting.

**8. ADJOURN**