

CITY OF SEA ISLE CITY
PLANNING BOARD

AGENDA of Regular Meeting

Monday, April 14th, 2025, 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 Carmine Ragucci
_____ Councilman Frank Edwardi	_____ Alt #2 Jason Pellegrini
_____ Richard Hooper	

5. NEW BUSINESS

APPLICANT: DOC 3, LLC. (c/o Michael Tramutolo & Maria Tramutolo) "Mixed Use Development"

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

Property: 4615 Landis Avenue/ Block 46.02/ Lot(s) 1.01 & 1.02/ Zone C-1

Proposed: to demolish existing structure and construct a new mixed-use building with ground level commercial restaurant and four (4) 1,499 ^{S.F.} three-bedroom residential units on the two upper levels above

Relief Sought: for Preliminary & Final Major Site Plan Review & Approval, variances and any other relief deemed necessary

6. RESOLUTIONS

RESOLUTION No. 2025-03-01: Frank EDWARDI "Major Sub-Division Approvals"

(Major Sub-Division Preliminary & Final Review & Approvals and Hardship/Benefits Variances)

@ 206-210 87th Street & 203-207 88th Street / Block 88.03/ Lot(s) 16.02, 17.01, 17.02, 18.01, 18.02, 19-21 & 27-29/ Zone R-2

RESOLUTION No. 2025-03-03: Larry LANE "Amend Approvals"

(Amendment to Preliminary & Final Approvals and Hardship/Benefits Variances)

@ 30- 42nd Street / Block 42.02/ Lot 9.02 /Zone C-1.

7. MEETING MINUTES

m MINUTES of Monday, March 10th, 2025 Planning Board Meeting.

8. ADJOURN

" Please note - changes are possible "