

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

***AGENDA for Monday, April 13<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. 1735** entitled *AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE CITY OF SEA ISLE CITY, CHAPTER 28 ENTITLED "PLANNING AND ZONING FEES" TO UPDATE ESCROW FEES IN FEE SCHEDULE*, to the members of the Planning board for Master Plan Consistency review. This ordinance will have second reading, public hearing and final passage on Tuesday, April 28<sup>th</sup>, 2026, at 10:00 am

Ø **ORDINANCE No. 1736** entitled *"AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE CITY OF SEA ISLE CITY, CHAPTER 26 ENTITLED "ZONING" TO ADOPT AN UPDATED OFFICIAL ZONING MAP CONSISTENT WITH THE ZONING AMENDMENTS PROMULGATED IN ACCORDANCE WITH THE MASTER PLAN*, to the members of the Planning board for Master Plan Consistency review. This ordinance will have second reading, public hearing and final passage on Tuesday, April 28<sup>th</sup>, 2026, at 10:00 am

↗ **APPLICANT: SIX STRONG, LLC.** *(Preliminary & Final Minor Site Plan Review & Approval)*

*Property:* 5009 Landis Avenue, South Unit / Block 50.02/ Lot 1.02/ Qual. C-S/ Zone C-2

*Proposed:* for a tenant fit-out of the southern unit for retail sale of fruit bowls and related products

*Relief Sought:* for Preliminary & Final Minor Site Plan Review & Approval,

**6. RESOLUTIONS**

↗ **RESOLUTION No. 2026-03-03: CLD SIC, LLC.** *(Preliminary & Final Site Plan Review/Approvals & Hardship/Benefits Variances)*  
@ 6400 Landis Avenue / Block 63.03, various lots and Block 64.03, various lots / Zone C-5

**7. MEETING MINUTES**

ℵ MINUTES of Monday, March 9<sup>th</sup>, 2026 Planning Board Meeting.

**8. ADJOURN**

" Please note - changes are possible "