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CITY OF SEA ISLE CITY
PLANNING BOARD
AGENDA of Regular Meeting
Monday, February 8, 2021, 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

_____ Patricia Urbaczewski, Chairperson	_____ Rodney Greco
_____ Antimo Ferrilli, Vice Chairperson	_____ Donna Miller
_____ Michael Baldini	_____ Frances Steelman
_____ Philip Bonifazi	_____ Alt. #1 Jack McCusker
_____ Mayor Leonard C. Desiderio	_____ Alt #2 Rick Lochetto
_____ Councilman Frank Edwardi	

5. NEW BUSINESS

6. NEW BUSINESS

❖ **ORDINANCE No. 1659** amending revised General Ordinances of the City of Sea Isle City, Chapter 26-38 "***Stormwater Management Systems***" to address ***FEMA related changes***, adopted on first reading by City Council at its regular meeting of Tuesday, January 21st, 2021, and is now presented to Planning Board for Master Plan Consistency review, comments/recommendations; vote as to whether said ordinance is not inconsistent with the Master Plan, per *N.J.S.A. 40:55 D-26*.

❖ **APPLICANT: TOPSAIL STEAMER SIC, LLC. c/o Danielle & James Mahon**

Property: 4209-11 Landis Avenue / Block: 44.02 / Lots: 1.02 / Zone: C-1

Proposed: tenant fit-out for proposed food use to dba: "Topsail Steamer"

Relief Sought: Preliminary and Final Minor Site Plan Approvals for Unit Fit-Out

7. RESOLUTIONS N / A

8. MEETING MINUTES

❖ **MINUTES** of October 13th, 2020 Regular Meeting

9. ADJOURN

"Please note - changes are possible"

CITY OF SEA ISLE CITY PLANNING BOARD

Minutes of Regular Planning Board Meeting

February 8th, 2020 @ 7:00 PM

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

~**Planning Board Roll Call:**

Present: Mr. Greco, Mrs. Miller, Ms. Steelman, Mr. McCusker, Mr. Ferrilli

Absent: Mr. Baldini, Mr. Bonifazi, Mayor Desiderio, Councilman Edwardi, Mr. Locketto, Mrs. Urbaczewski

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

~**NEW Business:**

1) **APPLICANT – TOPSAIL STEAMER SIC, LLC. c/o Danielle & James Mahon (owners)** "Minor Site Plan Review"

@ 4209-11 Landis Avenue/ Block: 44.02/ Lots: 1.02/ Zone C-1

Proposed: installation of food prep kitchen equipment for proposed food use

Attorney: Donald Wilkinson, Esq., representative on behalf of applicant/tenant, provides a brief summary of the Minor Site Plan Review as submitted for the tenant fit-out of an existing space to be used for compiling patron selected food items into steam pots that are then purchased to take home and steam yourself. He then proceeds with some additional details regarding what currently exists and the various minor changes that are planned for what is being proposed as prepared take-out dinners to cook at home.

Professionals: John Lister (JL Architects), Jack Gibson (Engineer & Surveyor), Brian Gove and Stephen Hutler. Mr. Lister provides credentials and testifies to more specific details as they all address trash removal, restroom facilities, business hours of operation, how deliveries are proposed, and answer any other questions or concerns as needed.

Witnesses: Danielle Mahon & James Mahon (Applicant & tenant) of which Danielle answers questions pertaining to the type of business and exactly what their intentions are far planned months of operation, hours of operation and employee plans, as well as some history about this proposed take out steam pot business they are bringing to Sea Isle.

Exhibits: n/a

Board Comment: they review more specific details about the food, hours, trash removal and enclosure they propose to build, there are some measurements reviewed that could be useful when preparing revised drawings, and several items that need to be added to the drawings or addressed prior to final signature plan submission to City/Board Engineer as noted.

Public Comment: none

- Motion in the affirmative for Minor Site Plan Approval for a take-out only restaurant that will provide and prepare uncooked foods into steam pots for patrons to pick up and take home to steam yourself, including all items as discussed and agreed including all conditions of approval; Mrs. Miller makes motion, Ms. Steelman seconds, roll call – aye '5' in favor / none opposed

2) **Ordinance No. 1659 (2021) - Master Plan Consistency Review**

To revised General Ordinances of Sea Isle City, Chapter 26-38 "Storm water Management Systems" to address FEMA related changes

Professionals: Board Engineer Mr. Previti explains how this ordinance is to address FEMA related modifications, though minor in nature, to include 'stabilization of all banks to be done with soft or environmentally-friendly (green) techniques, therefore prohibiting the use of gabions, rip rap, concrete or other 'hard' techniques, in addition to helping the City maintain or possibly increase its current Community Rating System with FEMA.

Board Comment: there are inquiries into the materials used like rip rap or gabions vs. what is proposed as softer, along with the benefits this carries as related to providing storm water runoff control over and above what already exists as well as being consistent with Watershed management.

- Motion by the Planning Board that Ordinance 1659 (2021) is NOT INCONSISTENT with the Master Plan, but consistent in providing regulations to protect the natural resources of the City; therefore, Ms. Steelman makes said Motion, Mr. McCusker seconds, roll call - aye '5' in favor / nay none opposed

Resolutions:

- RESOLUTION No. 2021-02-01: TOPSAIL STEAMER SIC, LLC. c/o Danielle & James Mahon
4209-11 Landis Avenue, Block: 42.02 / Lots: 1.02 / Zone: C-1

Meeting Minutes to adopt:

- Minutes of October 13th, 2020 Regular Virtual Meeting adopted. Mr. McCusker makes motion, second by Ms. Steelman, roll call those eligible to vote - *aye all '5' in favor / none opposed*

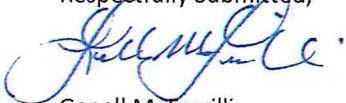
In closing, there is a brief discussion in regards to the Planning Board's March 8th Meeting and what is scheduled. Mr. Batastini, Board Solicitor, also provides an overview of the Simoncini Litigation which has reached resolve with the applicants having rescinded all approvals and dismissed the application and approvals in it's entirety.

With no further business

- Motion to adjourn made by Mrs. Miller, with all in favor 'aye'

Meeting Adjourned

Respectfully Submitted,



Genell M. Ferrilli
Planning Board Clerk