

**CITY OF SEA ISLE CITY**  
**PLANNING BOARD**  
**MEETING AGENDA**  
**Monday, September 12th, 2022, 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 Locketto
_____ Councilman Frank Edwardi	

**5. NEW BUSINESS**

❖ **APPLICANT: 4118 LANDIS, LLC.** *(Preliminary & Final Site Plan Approval w/ Hardship & Benefits Variances)*

*Property:* 4118 Landis Avenue / Block 41.03 / Lot(s) 11.01, 11.02, 12.01 & 12.02 / Zone C-1  
*Proposed:* New Mixed Use Development with a two (2) ground level commercial units and four (4) residential units proposed for the upper levels  
*Relief Sought:* for Preliminary and Final Site Plan Approval and Hardship & Benefits variance relief

❖ **APPLICANT: LANE, Lawrence J, Sr., Darlene & Lawrence J. Jr.** *(Minor Site Plan Approval)*

*Property:* 30 - 42nd Street / Block 42.02 / Lot(s) 9.02 / Zone C-4  
*Proposed:* New Mixed Use Development with a ground level commercial unit and two residential units proposed for the upper levels  
*Relief Sought:* for Preliminary and Final Site Plan Approval, variances and/or subdivisions

**6. RESOLUTIONS** N / A

**7. MEETING MINUTES**

ℳ MINUTES of August 8th, 2022 Regular In-person Planning Board Meeting

**8. ADJOURN**

**" Please note - changes are possible "**

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

## **Minutes of Regular Planning Board Meeting September 12<sup>th</sup>, 2022 @ 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. Baldini, Mr. Greco, Mrs. Miller, Ms. Steelman, Mr. McCusker (Alt #1), Mr. Locketto (Alt #2), & Mr. Ferrilli

**Absent:** Mr. Bonifazi, Mayor Desiderio, Councilman Edwardi & Mrs. Urbaczewski

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

**~NEW Business:**

❖ **APPLICANT: 4118 LANDIS, LLC.** (Preliminary & Final Site Plan Review and Approval w/ Hardship & Benefits Variance app)

Property: 4118 Landis Avenue / Block 41.03 / Lot(s) 11.01, 11.02, 12.01 & 12.02 / Zone C-11

Proposed: New three story Mixed Use Development consisting of two (2) ground level commercial units and four (4) residential units proposed for the upper levels

Relief Sought: for Preliminary and Final Site Plan Review & Approval and Hardship & Benefits variance relief

**Professionals:** Donald Wilkinson, Esq. on behalf of Applicants notes on record that, due to the lack of board members at the previous meeting, they will be starting over with their testimony for this project. He provides some history and a brief summary of the project as he explains how the previous mixed use structure was destroyed by fire, as he continues into a detailed explanation of the new mixed use development being proposed. William McLees, AIA (Architect) is sworn in and provides additional testimony regarding the site, explains the layout of the new structure and states for the record that the applicants intend to utilize a commercial space for their own business use. Testimony continues regarding site layout and describing proposed structure starting with the two (2) ground level commercial units and four smaller size residential units above, as he reviews the variances listed in the Engineer's report and addresses the comments within the report as well, with particular attention to the parking, handicapped parking, curb cuts and driveways, how each commercial unit will have an entrance of their own one on Landis and the other on 42nd Street, and then continued with signage, planting, street trees, fire suppression system and briefly reviews the ADA requirement that have been met and the elevator.

**Witnesses:** Jim Burger (Partner in LLC/Applicant & Advanced Coastal Homes) and Lou Feola (Partner in LLC/Applicant) testify to how much time and effort has been put into the design of this project so it would meet all criteria, with the exception of the curb cut, which was noted as the only real relief needed. They further testify to having met with Code Enforcement and the Department of Public Works about the project and verified trash will be picked up

**Exhibits:** n / a

**Board Comment:** discussions in regards to the handicap and other parking for this project, about electrical vehicles and EV charging stations, and what these requirements would be, which leads into a more detailed discussion about all parking requirements especially with the ADA parking of which the Administration insisted on the Board making sure the ADA requirements are adhered too and further details

**Public Comment:** Larry Lane speaks in favor of and compliments the project

- Poll of Board Members in regards to whether a fifth parking spot should be required for a result of 3 - 3
- Motion in the affirmative for Preliminary and Final Site Plan Approval and Hardship/Flex 'C' variance relief, including any and all items as discussed and agreed, all conditions of approval and items per Engineer's Memorandum dated August 2, 2022; Mr. McCusker makes motion, Mr. Baldini seconds, roll call – aye '5' in favor / nay '1' opposed

❖ **APPLICANT: LANE (Lawrence, Sr., Darlene, & Lawrence, Jr.)**

(Preliminary & Final Site Plan Review & Approval and Hardship/Flex 'C' Variance app)

Property: 30 - 42nd Street / Block 42.02 / Lot(s) 9.02 / Zone C-1

Proposed: New four story Mixed Use Development consisting of one (1) ground level commercial unit and two (2) residential units proposed above

Relief Sought: for Preliminary and Final Site Plan Review & Approval and Hardship & Benefits/Flex 'C' variance relief

Professionals: Donald Wilkinson, Esq. on behalf of Applicants states for the record that enough changes were made, so they will be starting over again with what could be considered a new application, as he proceeds in explaining the new mixed use structure they are proposing. William McLees, AIA (Architect) begins testimony regarding the site, location and description of the property, as Mr. McLees (AIA) provides continued testimony to the reduced length of the building, reviews the residential units, stairs fronting 42nd Street, trash and enclosure in the rear and their intent to use a private trash service. He reviews the elimination of the fourth floor loft like area and reducing the size of the residential units, which also reduced the number of required parking spaces required. Further review found no other feasible layout for parking other than stack parking due to the size of the lot, and having reduced the number of spaces was to help in meeting parking requirements accordingly. They believe this project is more than compatible with the surrounding neighborhood.

Witnesses: Mr. Larry Lane (Owner/Partner/Applicant) offers some history on the property and provides testimony regarding the plantings, the shed that he verifies will be removed, he points out the importance of emergency access around the building and reiterates some of the items mentioned by his professionals especially in regards to the parking, and notes what an improvement this would be over what currently exists.

Exhibits: n / a

Board Comment: there were additional questions regarding the stacked parking and how many spaces will be specified for each residential unit, verification on previous areas shown as brick or concrete will be grass, to verify proposed signage will conform

Public Comment: n / a

- Motion in the affirmative for Preliminary and Final Site Plan Approval and various Hardship/Flex 'C' variance relief, including any and all items as discussed and agreed, all conditions of approval and items per Engineer's Memorandum dated July 6, 2022 and updated August 31, 2022; Mr. Locketto makes motion, Mr. Baldini seconds, roll call – *aye '7' in favor / nay '0' opposed*

~Resolutions: N / A

~Meeting Minutes to adopt:

III Minutes of the August 8th, 2022 Regular In-Person Meeting

- Motion to adopt minutes of meeting made by Mr. Baldini, second by Mr. McCusker, roll call those eligible to vote - *aye all '6' in favor / none opposed*


~Additional Announcement:

~With no further business

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

Meeting Adjourned

Respectfully Submitted;

  
Genell M. Ferrilli  
Planning Board Clerk