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CITY OF SEA ISLE CITY
PLANNING BOARD

AGENDA of Regular Meeting

Monday, March 8th, 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 Locketto
_____ Councilman Frank Edwardi	

5. NEW BUSINESS


 **APPLICANT: C.FREDA, D.FREDA, M.FREDA & M.N.FREDA** - (Minor Sub-Division Approval)
Property: 210 & 211 - 67th Street / Block: 59.04 / Lots: 1.25 & 1.26 / Zone: R2 & P2
Proposed: approval of minor sub-division by moving lot line northward
Relief Sought: Minor sub-division relief

 **APPLICANT: TURTLE PIZZA, LLC. c/o Nicholas Sidoti, CEO** - (Minor Site Review & Approval)
Property: 11 - 43rd Street, Unit 5 / Block: 42.01 / Lots: 7 / Zone: C-4
Proposed: tenant fit-out for proposed food use
Relief Sought: Minor Site Plan review and approvals for Unit Fit-Out

6. RESOLUTIONS

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

7. MEETING MINUTES

 **MINUTES** of February 8, 2021 Regular Virtual Meeting

8. ADJOURN

" Please note - changes are possible "

CITY OF SEA ISLE CITY PLANNING BOARD

Minutes of Regular Planning Board Meeting

March 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. Locketto, Mr. Ferrilli

Absent: Mr. Baldini, Mr. Bonifazi, Mayor Desiderio, Councilman Edwardi, 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: Carmen FREDA, Dominique FREDA, FREDA & M.N.FREDA** - (Minor Sub-Division Approval)

@ Property: 210 & 211 - 67th Street / Block: 59.04 / Lots: 1.25 & 1.26 / Zone: R2 & P2

Proposed: minor sub-division approval to move lot line northward

Attorney: Donald Wilkinson, Esq., representative on behalf of the applicants, offers a brief summary of what is being proposed for the lots in question, as he explains about an easement that currently exists and how this application is only seeking approval to move a property line 30' northward to eliminate the easement and allow direct access from the end lot to the public street

Professionals: n / a

Witnesses: Mariah & Marisa Freda (applicants) offer testimony, answer questions and provide verification that this is no more than a request for approval to move lot line over for direct street access eliminating the current easement, because there is future intentions of selling one of the dwellings, adding that there is absolutely no plans for any construction.

Exhibits: n/a

Board Comment: there is question as to whether this could be a By-Right Sub-Division of which it is not, few questions on any possible future intentions with either of the properties or the area around them; once again it is mentioned that there will be no physical changes or construction associated with this application

Public Comment: Mary Donohue @ 6412 Central Avenue, Unit B to request clarification as to what the applicants are doing because all the neighbors believe it is for the purpose of future construction which she is informed is not in fact the case; John Amenhowser on behalf of Katherine Boone just to note for the record that he was present and all of their concerns were already addressed; Don and Gail Bayright @ 138 West 67th St. to inquire about the area where the public walks to see the sunsets and release turtles etc and if that is considered trespassing because so many people do it ; Mary Loftus @ notes that her concerns over construction have been answered already; Dave Larentis @ lot- 109 E - does the removal of the easement affect or restrict parking in anyway and is informed that the easement is on the property not in the public right of way;

➤ Motion in the affirmative for Minor Sub Division Approval to move the lot line northward to extinguish the 30' wide easement, including all items as discussed and agreed including all conditions of approval; Mr. McCusker makes motion, Mrs. Miller seconds, roll call – aye '6' in favor / none opposed

2) **APPLICANT: TURTLE PIZZA, LLC c/o Nicholas Sidoti** - (Minor Site Plan Approvals)

@ Property: 11 - 43rd Street / Block: 42.01 / Lots: 7 / Zone: C-4

Proposed: minor site plan approval for tenant fit-out

Attorney: Rick Andrien, Esq., representative to the applicant, begins with an overview of the modifications being proposed by the applicant to the current existing space known as Unit 5 to open a proposed 'Take-Out Only Pizza Shop' that will have no seating or restrooms for public use as he reviews the proposed hours of operation, number of employees, deliveries, trash removal,

Professionals: Carmen LaRosa (Architect) offers detailed testimony noting that the only change proposed is the venting of the hood that will go up and run above the ceiling up to roof exiting through the back wall when it is noted about where the vent will discharge and confirm that it will not affect any adjacent properties or buildings.

Witnesses: Nicholas Sidoti (Applicant) offers detailed testimony about rental of the unit, the hours of operation proposed at 11 am to 10 pm in lieu of 8 since a large percentage of business he believes will be from off the beach and walk-in business, maximum number of employees to be about 15 which is based on 5 employees per shift, business deliveries will be brought in via up ramp and around thru front door with clear path to storage area, and business is planned for take-out or delivery service only and the one parking space designated to his business he notes will be used for the delivery car.

Exhibits: n/a

Board Comment: there is an inquiry into the trash removal & use of owner's dumpsters on site, how deliveries will be brought in since there is no rear access, sprinklers or other requirements for fire protection, with mention of discharge to parking area below there is a brief discussion as to what is proposed for the exhaust and where it will discharge to but that it is required to add a note on the plans regarding the exhaust being run up to and out through the roof

Public Comment: n/a

- Motion in the affirmative for Minor Site Plan Approval for tenant fit-out of existing space to DBA: Take-Out "only" Pizza Shop with no facilities available for eating in, including hours of operation, number of employees, no public restroom access since a public restroom facility is available within 400', taking in deliveries, landlord provided trash removal and parking space for pizza delivery car, including all items as discussed and agreed and all conditions of approval; Mr. McCusker makes motion, Ms. Steelman seconds, roll call – *aye '6' in favor / none opposed*

~Resolutions:

- ⌘ RESOLUTION No. 2021-02-01: TOPSAIL STEAMER SIC, LLC. @ 4209 Landis Ave, B: 42.02/ L: 1.02/ Z: C-1. Memorialize Resolution # 2021-02-01; Mrs. Miller makes motion, Ms. steelman seconds, roll call those eligible to vote - *aye all '6' in favor / none opposed*

~Meeting Minutes to adopt:

- ⌘ Minutes of February 8, 2021 Regular Virtual Meeting adopted. Ms. Steelman makes motion, second by Mr. McCusker, roll call those eligible to vote - *aye all '5' in favor / none opposed*

~With no further business

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

Meeting Adjourned

Respectfully Submitted,



Genell M. Ferrilli
Planning Board Clerk