

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

**AGENDA for Monday, March 9<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**

o **ORDINANCE No. 1731** entitled "AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE CITY OF SEA ISLE CITY, COUNTY OF CAPE MAY, STATE OF NEW JERSEY, AMENDING CHAPTER 26" TO IMPLEMENT FAIR SHARE HOUSING AGREEMENT TERMS AND RESOLVE DISCREPANCY IN LANGUAGE USED IN GENERAL REQUIREMENTS FOR MAXIMUM BUILDING HEIGHT", to the members of the Planning board for Master Plan Consistency review. This ordinance was introduced on Tuesday, February 10<sup>th</sup>, 2026, and the second reading and public hearing is to be held on Tuesday, March 10<sup>th</sup>, 2026, at 10:00 am

o **ORDINANCE No. 1732** entitled "AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE CITY OF SEA ISLE CITY, "AFFORDABLE HOUSING" CHAPTER 26 SECTION 43, TO IMPLEMENT FAIR SHARE HOUSING AGREEMENT TERMS, to the members of the Planning board for Master Plan Consistency review. This ordinance was introduced on Tuesday, February 10<sup>th</sup>, 2026, and the second reading and public hearing is to be held on Tuesday, March 10<sup>th</sup>, 2026, at 10:00 am

A **APPLICANT: CLD SIC, LLC.** (Preliminary & Final Site Plan Review and Approvals & Hardship and Benefits Variances)  
Property: 6400 Landis Avenue / Block 63.03, Lot(s) 9.02, 10, 11, 12.01, 13.01, 14.01, 15.01, 24.02, 25, 26 & 27.01 and Block 64.03, Lot(s) 25, 26, 27, 28, 29, 30, 428.02 & 431.02 / Zone C-5  
Proposed: to remodel front area of bar, build an addition to the bar and restaurant on the top floor and replace temporary roof with permanent roof covering of outdoor bar area and signage  
Relief Sought: for Preliminary & Final Site Plan Review & Approval, front yard setback, side yard setback, impervious surface coverage, signage and any other variances, waivers, and any other relief deemed necessary

**6. RESOLUTIONS N / A**

**7. MEETING MINUTES**

m MINUTES of Monday, November 10<sup>th</sup>, 2025 Planning Board Meeting.

**8. ADJOURN**

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

## **Minutes of Monday, March 9<sup>th</sup>, 2026 @ 7:00 PM Planning Board Meeting**

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

~**Planning Board Roll Call:**

**Present:** Mr. Baldini, Mr. Bonifazi, Councilman Edwardi, Mr. Hooper, Mrs. Miller, Mr. O’Neill, Ms. Steelman, Mr. Pellegrini (Alt #2), & Mr. Ferrilli (C)

**Absent:** Mr. Greco (V.C.) & Mr. Ragucci (Alt #1)

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

~**NEW Business:**

- o **ORDINANCE No. 1731** entitled *AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE CITY OF SEA ISLE CITY, CHAPTER 26 TO IMPLEMENT FAIR SHARE HOUSING AGREEMENT TERMS AND RESOLVE DISCREPANCY IN LANGUAGE USED IN GENERAL REQUIREMENTS FOR MAXIMUM BUILDING HEIGHT*, was reviewed and discussed by the Planning Board for a Master Plan Consistency and provided review comments and recommendations to the City Clerk prior to the second reading and public hearing to be held on Tuesday, March 10<sup>th</sup>, 2026.

Open discussion: the Board Engineer explains how this ordinance is to resolve conflict with the Mediation Agreement language and the discrepancy in language concerning requirements related to Payment in Lieu of Unit Development and in the language concerning maximum building height, in addition to correcting the percentage requirements for affordable housing units.

- Motion in the affirmative Ordinance 1731 is not inconsistent with the master plan, recommended for adoption and to adopt Resolution #2026-03-02 memorializing the Board’s decision; Mr. Edwardi makes motion, Ms. Steelman seconds, roll call – *aye* ‘9’ in favor / none opposed.
  - o **ORDINANCE No. 1732** entitled *“AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE CITY OF SEA ISLE CITY, “AFFORDABLE HOUSING” CHAPTER 26, SECTION 43 TO IMPLEMENT FAIR SHARE HOUSING AGREEMENT TERMS*, was reviewed and discussed by the Planning Board for a Master Plan Consistency and provided review comments and recommendations to the City Clerk prior to the second reading and public hearing to be held on Tuesday, March 10<sup>th</sup>, 2026.
- Open discussion: the Board Engineer explains how this ordinance cancels and replaces certain sections of Chapter 26-43 updating regulations that govern how the affordable housing units will be marketed, monitored, priced, deed restricted, etc., and non-residential development fee regulations amending the Housing Element and Fair Share Plan and Development Fee Ordinance, allowing the City to implement the Fair Share Housing Agreement Terms and in compliance with the new regulations.
- Motion in the affirmative Ordinance 1732 is not inconsistent with the master plan, recommended for adoption and to adopt Resolution #2026-03-01 memorializing the Board’s decision; Mr. Baldini makes motion, Ms. Steelman seconds, roll call – *aye* ‘9’ in favor / none opposed.

➤ **APPLICANT: CLD SIC, LLC.** (*Preliminary & Final Site Plan Review and Approvals & Hardship and Benefits Variances*)

Property: 6400 Landis Avenue / Block 63.03, Lot(s) 9.02, 10, 11, 12.01, 13.01, 14.01, 15.01, 24.02, 25, 26, 27.01  
and Block 64.03, Lot(s) 25, 26, 27, 28, 29, 30, 428.02, 431.02 / Zone C-5

**Proposed:** to remodel front area of bar, build an addition to the bar and restaurant on the top floor and replace temporary roof with permanent roof covering of outdoor bar area and signage

**Relief Sought:** for Preliminary & Final Site Plan Review & Approval, front yard setback, side yard setback, impervious surface coverage, signage and any other variances, waivers, and any other relief deemed necessary

**Professionals:** Rick Andrien, Esq. representing applicant CLD SIC, LLC. offers a brief description of the blocks and numerous lots that make up this rather large property located at 6400 Landis Avenue and the structures that currently exist, before introducing Carmela L. Desiderio (representative & 3<sup>rd</sup> generation proprietor of business) , William Haryslak RA (Architect) and Lou Schiedt PP,PE (Planner & Engineer) are recognized and sworn in along with Andrew Previti, Municipal Board Engineer. He notes that they are presenting what they believe is a basic site plan application and how the relief they are seeking will reduce the pre-existing non-conformities. Mr. Haryslak offers testimony about the proposed design he came up with from the information and details provided to him by the applicant to remodel the Kix Bar area, construct what they to refer to as a rooftop bar and dining area with kitchen and the roof of a bar near the pool area along Landis Avenue. He reviews the renderings, layout details of each level, proposed renovations to the package goods area, new entrance area, the balcony area seating, new 2<sup>nd</sup> floor layout and new kitchen, indoor and outdoor seating on both levels with specific mention of sliding windows proposed and how closing them should help with noise

issues even though outdoor music usually ends at 11pm. Mr. Scheidt complements Mr. Haryslak's design, reviews the variance relief being sought and continues testimony reviewing the small reduction in impervious coverage, roof pitch height in conjunction with the Sea Isle Inn height, and explains how this project is a great improvement to the property and an efficient way of using the property. They discuss the aesthetics and colors proposed for the exterior are based off the Pentagon Bar at the front of the Sea Isle Inn so everything will be uniform. He then reviews the variance relief being sought, explaining each one in detail and continues details specific to lighting, signage, flood proofing requirements, mechanical screening, placement of transformer box, trash, utilities, planters and will comply with all comments and conditions as noted and discussed.

Witnesses: n/a

Exhibits: n/a

Board Comment: there is a detailed discussion about the landscaping proposed and what the board would like to see with specific attention to street trees, the actual decrease in impervious coverage, and how these improvements will upgrade and enhance the aesthetics of the structures and property.

Public Comment: B. Bennett condo president of 14 units at 63<sup>rd</sup> & Landis with a few minor complaints but thinks the project is a great improvement, A. Freid to speak in favor of the project and confirm some of the changes in grade along Landis Avenue, Laura Landi just to point out that property owner said they would be installing a new sound system and wants to know if it will help alleviate some of the noise

- Motion taken in the affirmative to approve Preliminary and Final Site Plan Review and Approval together with variances and waivers; including comments and conditions as discussed and outlined in Mr. Previti's engineer memorandum dated 3/4/2026; Mr. Baldini makes motion, Ms. Steelman seconds, roll call – *aye '5' in favor / none opposed and therefore GRANTED 5-0*

~Resolutions:

~Meeting Minutes to adopt:

*m* Minutes of the Monday, November 10<sup>th</sup>, 2025 Regular Planning Board Meeting

- Motion to adopt minutes of the November 10<sup>th</sup>, 2025 meeting; Motion made by Mrs. Miller, second by Ms. Steelman, roll call of those eligible to vote - *aye all '4' in favor / none opposed.*

~With no further business

- Motion to adjourn made by Mr. O'Neill, with unanimous all in favor 'aye'.

**Meeting Adjourned**

Respectfully Submitted,



Genell M. Ferrilli  
Planning Board Clerk