

CITY OF SEA ISLE CITY
PLANNING BOARD
Agenda of Regular Meeting
Monday, April 13, 2015 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	_____ Antimo Ferrilli
_____ Edward Sgalio, Vice Chairperson	_____ Donna Miller
_____ Philip Bonifazi	_____ Frances Steelman
_____ Mayor Leonard C. Desiderio	_____ Michael Baldini Alt. #1
_____ Jeff DiCesare	_____ James Sofroney Alt #2
_____ Councilman John Divney	

5. **NEW Business:**

- APPLICANT: TOGLO, Inc. /aka: Bennett Enterprises c/o James Bennett
Property: 4000 Landis Avenue / Block 40.03 / Lots 20-24, 1.04, 4 & 12
Proposed Development: for Service Bar Relocation and other alterations
Relief Sought: qualification and approval for Minor Site Plan Review and if granted to proceed to Final Minor Site Plan Approval

6. **Continued Business:**

- Master Plan Re-examination Continued
Sub-Committee Updates

7. **Resolutions:** N/A

8. **Adoption of Minutes:**

Minutes of March 9, 2015 Regular Meeting

9. **Adjourn**

CITY OF SEA ISLE CITY PLANNING BOARD

Minutes of Regular Planning Board Meeting

Monday, April 13, 2015 @ 7:00 PM

~CALL TO ORDER: Planning Board Vice Chairperson, Mr. Ed Sgalio, leads in Pledge of Allegiance and calls meeting to order beginning with open public meetings act statement.

~ROLL CALL: Mr. Bonifazi, Mayor Desiderio, Mr. DiCesare, Mr. Ferrilli, Mrs. Miller, Ms. Steelman, Mr. Baldini, Mr. Sgalio
Also present: Mr. Jim Pickering (Board Solicitor) and Mr. Andy Previti of Maser Consulting (Board Engineer)

~NEW BUSINESS:

Applicant - **TOGLO INC. aka BENNETT ENTERPRISES** c/o James Bennett, 4000 Landis Avenue, Block 40.03, Lots 20-24, 1.04, 4 & 12. Mayor Desiderio will step down due to conflict. Don Wilkinson, attorney on behalf of applicant, begins with a brief summary of the Request for Minor Site Plan Approval of minor alterations to the bar area known as LaCosta Bar & Lounge Facility, followed by applicant introductions of TOGLO, Inc. as principal owners Anthony and Nicholas Giampietro, and property lessee James Bennett who does business as Bennett Enterprises, Inc., who also has special 'Power of Attorney' submitted to the Board from TOGLO, Inc. to act on their behalf. Mr. Wilkinson proceeds with a description of the proposed work and explains the reason for requesting Minor Site Plan approval as outlined in the City Code, Section 30-2.14. Mr. Bennett and Carmen LaRosa, Architect, are sworn in to provide testimony regarding the requirements for a determination of completeness for Minor Site Plan Review were met or not necessary and could be granted approval, which would allow for proceeding right to Final Minor Site Plan Approval. Next is review of Andy Previti's report, followed by Mr. Pickering's comment requesting for a determination of a Major or Minor Site Plan for this. The floor is open to public comment.

Lucille Martin – 122 40th (behind LaCosta) speaks in favor and feels it's a benefit & sees it as Minor

Vince Stratten – 3900 Landis – speaks in favor and feels removing old freezers will enhance property & believes it to be Minor

Bill Baker – neighbor @ Four Winds Condo – speaks in favor, says Mr. Bennett always works to benefit the neighborhood & agrees that it is Minor

No further comments brings public portion to a close. Mr. Previti agrees it qualifies as a Minor Site Plan. Mr. Pickering addresses the Board of the motion in preliminary form

- Vote taken for determination of acceptance in the affirmative of a Minor Site Plan, a motion is made by Mrs. Miller and second by Mr. Ferrilli

Roll call – Mr. Bonifazi-y, Mr. DiCesare-y, Mr. Ferrilli-y, Mrs. Miller-y, Ms. Steelman-y, Mr. Baldini-y, Mr. Sgalio-y

And so APPROVED

Applicant continues: Request for Final Minor Site Plan Variance Relief - as proposed following the granting of approval for minor site plan to proceed with variance on the height of the interior buffer wall. Mr. LaRosa distributes an exhibit for reference as he continues detailed testimony of proposed

buffer wall, and what will be accomplished from doing this. Wall construction and height, platform height and refrigeration units are discussed. Mr. Previti reviews the items to be included as conditions. Floor is open for public comment - Mr. Pickering notes for the record Ms. Bartin, Mr. Stratten, & Mr. Baker offered comments and have no need to speak again.

Lori Branco – 115 40th Street (Four Winds Condos) to speak in favor

Chris Glancey – 4009 Landis Avenue - to speak in favor because it will be good for neighbors and

Mr. Bennett always does good things for the community and neighborhood.

Rich Houseworth – 137 40th St - to speak in favor and believes it will be an upgrade to the neighborhood and welcomes the attempt to dampen noise to surrounding neighbors

William Kehner – 107 33rd St - to speak in favor and feels Mr. Bennett always does positive things for the community and people, the neighbors and the surrounding area.

No further comments brings public portion to a close and Mr. Pickering instructs the board accordingly of the proposed motion for Final Approval

- For a motion in the affirmative to approve a Variance to allow a 10' masonry wall where 3' is permitted by ordinance and that wall having on top of it a 3' pent roof; also to approve Minor Site Plan approval; a Motion is made by Mr. Ferrilli and second by Mrs. Miller

Roll call – Mr. Bonifazi-y, Mr. DiCesare-y, Mr. Ferrilli-y, Mrs. Miller-y, Ms. Steelman-y, Mr.

Baldini-y, Mr. Sgalio-y

And so APPROVED

Concluding business - Master Plan Re-examination process.

There has been no Sub Committee action since the last meeting. Andy Previti offers a brief update at the request of Mr. George Savastano with some suggestions in preparation of upcoming working group meetings and public workshops as outlined on the proposed schedule, as well as prior discussions about the compilation of data to have available in preparing surveys, leading discussions, and to use in other ways of gathering data from the community. There was question as to some misconceptions about what the subcommittee responsibilities and expectations are in comparison to what exactly they should be looking at and handling separately from the board and reporting back to the board with. Other issues were raised regarding safety, roofing, condensing units (especially roof top), zoning and ordinances, as built prior to Cos, and more. In addition to what is important enough to pursue further or make a note of for review at a later time.

~MEETING MINUTES:

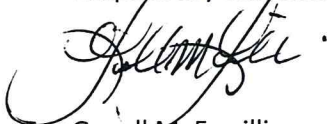
- To approve Minutes of March 9, 2015 Meeting, a Motion is asked for of all in favor
Roll call: Response of all "aye"
(motion and roll call undistinguishable with multiple voices at once)

~With no further business

- Motion to adjourn made by Mr. DiCesare and in group response "aye"

MEETING ADJOURNED

Respectfully Submitted



Genell M. Ferrilli

Planning Board Secretary