

*CITY OF SEA ISLE CITY*  
**PLANNING BOARD**  
AGENDA of Regular Meeting  
Monday, April 10, 2017 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 Sofroneu Alt #2
_____ Councilman John Divney	

**5. New Business**

- ◆ Ordinance No. 1602 entitled “Standards Applicable to Major Development” to amend stormwater management standards, establishing higher regulatory standards consistent with the first amendment of watershed management area 16 Master Plan for the City of Sea Isle City, adopted on first reading by City Council at its regular meeting of Tuesday, February 14, 2017, and now being presented to the Planning Board for Master Plan Consistency review and comments/recommendations.

- ◆ Applicant: 147 87<sup>th</sup>, LLC (Owner) c/o Eric R. Montanari & Sue Ann Montanari (tenants)  
8609 Landis Avenue, Block 87.02, Lots 1, 2.01, 2.02, 3.01, 3.02, 4, 5.01, 12.05 & 13.06, Zone C-2  
*PROPOSED:* Amended Final Site Plan Approvals within Mixed Use Development for Fit-Out of ground floor commercial unit to accommodate a Restaurant

**6. Continued Business**

- ✓ 2016 Master Plan Re-Examination Report

**7. Resolution**

Resolution # 2017-02-01 - Commodore Club, Inc. @ 3500 Boardwalk  
Block 35.01; Lots 37.01, 36.01, 34.01, 34.02, 2.03, 3, 4, 10 & 11

**8. Meeting Minutes**

Minutes of February 21, 2017 Regular Meeting  
(NOTE: no meeting took place on March 13, 2017)

**9. Adjourn**

***CITY OF SEA ISLE CITY PLANNING BOARD***  
***Minutes of Regular Planning Board Meeting***  
***Monday, April 10, 2017 @ 7:00 PM***

~**Meeting called to order** by Chairperson Mrs. Urbaczewski. All rise for Pledge of Allegiance. Opening comments begin with Open Public Meeting Act statement.

~**Planning Board Roll Call:**

*Present:* Councilman Divney, Mr. Ferrilli, Ms. Steelman, Mr. Baldini, Mrs. Urbaczewski

*Absent:* Mr. Bonifazi, Mayor Desiderio, Mr. DiCesare, Mrs. Miller, Mr. Sofroneo, Mr. Sgalio

*Professionals of the Board:* F. Thomas Hillegass, Esq. Planning Board Solicitor, Andrew A. Previti, P.E. of Maser Consulting the Municipal & Board Engineer

~**NEW BUSINESS:**

1) **Ordinance No. 1602 (2016) Master Plan Consistency Review**

To Amend Stormwater Management Standards Applicable to Major Development, Establishing Higher Regulatory Standards Consistent with the First Amendment of Watershed Management Area 16 Master Plan for the City of Sea Isle City

**Professionals:** Board Engineer comments on the CRS, Watershed Management, commercial development on lots over one acre in size, and how the higher standards are to be met

**Board Comment:** None

**Public Comment:** None

- Planning Board recommendation of higher percentage being appropriate and Ordinance 1620 being NOT INCONSISTANT with the Master Plan; Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call all present - *aye* all 5 in favor / none opposed

2) **APPLICANT – 147 87<sup>th</sup> LLC** (c/o Eric R. & Sue Ann Montanari) Commerical Unit Fit Out in Mixed Use Development @ 8609 Landis Avenue (AKA: 87<sup>th</sup> Street & Landis Avenue; Block 87.02; Lots 1, 2.01, 2.02, 3.01, 3.02, 4, 5.01, 12.05, 13.06, 14.05 & 50.01. **Proposed:** Restaurant Fit Out of Ground Floor Commercial Unit.

**Attorney:** Donald A. Wilkinson, Esq. of Josephson, Wilkinson & Gilman PC., provides an overall summary of the application and what is being proposed

**Professionals:** Andrew Bechtold of George W. Thomas, PE, RA, Architect & Engineer, gives testimony to what is proposed, explains what the intent and purpose of this project is and provides details regarding the finished product

**Witnesses:** Christopher Glancey-Owner/Applicant to answer board questions; Sue Ann, Eric Sr & Eric Jr Montanari –tenant/applicant to provide testimony pertaining to Fit Out

**Exhibits:** None

**Board Comment:** inquiry regarding deliveries

**Public Comment:** None

- To grant approval of commercial unit for restaurant use; Ms. Steelman makes motion, Mr. Ferrilli seconds, roll call – *aye* all 5 in favor / none opposed

**~RESOLUTIONS:**

Resolution # 2017-02-01 - Commodore Club, Inc. @ 3500 Boardwalk

"Preliminary & Final Site Plan Approval & Waivers" / Blocks 35.01, 36.01 & 37.01; Lots -various

- Memorialize Resolution #2017-02-01, including add of Condition #7; Mr. Baldini makes motion, Councilman Divney seconds, roll call those eligible to vote - *aye* all 5 in favor / none opposed

**~MEETING MINUTES to adopt:**

- Regular Meeting February 21, 2017 adopted. Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call those eligible to vote - *aye* all 5 in favor / none opposed

~With no further business

- Motion to adjourn made by Councilman Divney, second by Ms. Steelman

**MEETING ADJOURNED**

Respectfully Submitted,



Genell M. Ferrilli  
Planning Board Clerk