

CITY OF SEA ISLE CITY
PLANNING BOARD
AGENDA of Regular Meeting
MONDAY, April 9, 2018 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 TBA
_____ Councilman Frank Edwardi	

5. NEW Business

◆ **APPLICANT: CHILLAXX, INC. (tenant) / Spinnaker Condominium Corp. (owner)**

Property: 3500 Boardwalk, Unit 20-C, Block: 35.01 / Lots: 37.01, 36.01, 34.01, 34.02, 2.03, 3, 4, 10 & 11

Proposed: Hand Rolled Ice Cream Shop

Relief Sought: Minor Preliminary/Final Site Plan Review

◆ **APPLICANT: Russell PAGANO**

Property: 3711 Landis Avenue, Block: 37.02 / Lots: 1.02 / Zone: C-1

Proposed: Mixed Use Structure w/ one ground floor commercial unit & two residential units above

Relief Sought: Preliminary & Final Site Plan approvals and Hardship & Benefits variance relief

◆ **APPLICANT: 129 38th STREET, LLC.**

Property: 129 – 38th Street / Block: 37.03 / Lots: 7.01 / Zone: R-2

Proposed: Sub-Division

Relief Sought: Minor Sub-Division approval and Hardship/Bulk variance relief

6. Resolutions N / A

7. Meeting Minutes

- ◆ Minutes of October 10, 2017 Regular Meeting

8. Adjourn

" Please note - changes are possible "

CITY OF SEA ISLE CITY PLANNING BOARD

Minutes of Regular Planning Board Meeting

Monday, April 9th, 2018 @ 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: Mr Baldini, Mr Bonifazi, Mr Greco, Mrs Miller, Ms Steelman, Mr McCusker, Mr Ferrilli, Mrs Urbaczewski

Absent: Mayor Desiderio, Councilman Edwardi

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

~NEW BUSINESS:

1) **APPLICANT – CHILLAX, INC. ‘Minor Site Plan Approvals’** @ 3500 Boardwalk, Spinnaker Condominium Building, Unit #20-C; Block 35.01; Lots 37.01, 36.01, 34.01, 34.02, 2.03, 3, 4, 10 & 11; Zone C-4.

Proposed: ‘CHILL ‘Ice Cream Hand Rolled Shop

Attorney: Donald A. Wilkinson, Esq., provides a description of the applicants business and overall summary of what is being proposed, site plan review items and other details

Professionals: James E. Chadwick, PE, RA [not present]

Witnesses: Mr. Michael Conroy (applicant/manager) offers detailed testimony in regards to the business and the products they offer, public access, hours of operation, storage of products, trash removal, facility layout and facility use.

Exhibits: Fire Chief’s 4/6/18 report & Department of Public Works 4/9/18 report are read into record

Board Comment:

Public Comment: none

➤ To grant Approval in favor of this application; Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call – aye all ‘8’ in favor / none opposed

2) **APPLICANT – Russell PAGANO ‘Mixed Use Development’** @ 3711 Landis Avenue; Block 37.02; Lot 1.02; Zone C-1

Proposed: demolish all existing structures and site improvements and construct three-story mixed use building with one commercial space on first ground floor and two stories / two residential units above @ one residential unit per floor, for the total of one 710 s/f commercial space and two – 3 bedroom 1,250 s/f residential units.

Attorney: Donald A. Wilkinson, Esq., opens with an overall summary of what is proposed and the relief that is being sought with particular attention to hardship due to the size of the lot

Professionals: Carmen J. LaRosa, RA (Architect) provides detailed testimony addressing items in question from Board Engineer, explains project in architectural detail and the flood and code requirements that will be met

Witnesses: Mr. Russell Pagano (applicant) offers testimony pertaining to the Brazilian Fruit business he is proposing for the commercial space

Exhibits: Brochure of Applicant’s Business (for review during presentation), Fire Chief’s 4/6/18 report & Department of Public Works 4/9/18 report are read into record, architect presented rendering used during presentation

Board Comment: discrepancy noted with DPW response regarding process to use for trash removal; residential parking and access in and out; driveway size change; consider bollards to avoid rear columns being hit; Board Engineer adds comment on commercial unit having a dining in option, product storage, and waste disposal; question on maintenance of minimal setback area at property line.

- To approve variance items 1) min. lot area where 5,000 s/f is required & 2,500 s/f is proposed, and 2) min. lot depth where 100 ft is required & 50 ft is proposed, which are both existing non-conformities of this application; Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call – *aye '7' in favor / nay '1' opposed*
- To approve variance items 3) min. building coverage of interior lot for commercial where 30% is permitted & 28.4% is proposed, 4) min. commercial percent of lot frontage at 60% of frontage where 30 ft is permitted & 28 ft is proposed, 5) min. commercial unit size where 750 s/f is permitted & 710 s/f is proposed, 6) max. driveway width is proposed at 16', 7) stormwater management system; Mr. Greco makes motion, Mr. Ferrilli seconds, roll call – *aye '7' in favor / nay '1' opposed*
- To grant waiver for Site Plan Scale, Owners names of record not on plan, all comments and changes being addressed and consistent with Engineer Mr. Previti's memo and as agreed to by Applicant, in addition to the Driveway being located within 100' of an intersection; Mr. Baldini makes motion, Ms. Steelman seconds, roll call – *aye '6' in favor / nay '2' opposed*
- To grant waiver for Preliminary and Final Site Plan Approvals; Mr. Bonafazi makes motion, Mr. Baldini seconds – roll call – *aye '7' in favor / nay '1' opposed*

3) APPLICANT – 129 38TH STREET, LLC 'Minor Sub-Division' @ 129 – 38th Street; Block 37.03; Lot 7; Zone R-2

Proposed: to subdivide the overall parcel into two separate equally sized parcels with 40 ft frontage on 38th Street, at 95 ft in depth and 3,800 s/f in area, with intentions of constructing a single family home on each parcel

Attorney: Ronald J. Gelzunas, Esq., offers a summary of what currently exists, prior opposition and rejection of the original application presented to the Zoning Board, and the proposed Minor Sub-Division being brought before the Planning Board in large part from listening to the surrounding community

Professionals: John Halbruner, PE (Engineer) provides testimony addressing questions and comments from the Board Engineer and details pertaining to the sub-division and single family dwellings that are proposed for each lot

Witnesses: James Burger (applicant) testifies to what is being proposed and the positive benefits it will have

Exhibits: A1-floor plan of existing structure; A2-Comparative Plan of Open Space between Duplex vs. 2 Single Family Homes; A3-Comparative Plan of Neighborhood for Width & Density; Fire Chief's 4/6/18 report & Department of Public Works 4/9/18 report are read onto record

Board Comment: to express thanks for listening to neighbors & ask if 7-1/2' side yard setbacks could possibly be adhered to for more open space

Public Comment: Russell Corson -117 38th Street to note on record the 38th Street neighborhood is in favor

- To approve the Sub-Division of existing Lot 7.01 into two (2) individual 3,800 s/f lots with min. width of 40 ft and min. depth of 95 ft; Mr. Greco makes motion, Mr. Ferrilli seconds, roll call – *aye '8' in favor / none opposed*
- To grant waiver for the property owner 200' list to be provided separately from plan; Mr. Ferrilli makes motion, Mrs. Miller seconds – roll call – *aye '8' in favor / none opposed*

~MEETING MINUTES to adopt:

- Regular Meeting Minutes of October 10, 2017 adopted. Mrs. Miller makes motion, Ms. Steelman seconds, roll call those eligible to vote - *aye all 6 in favor / none opposed*

~With no further business

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

MEETING ADJOURNED

Respectfully Submitted,


Genell M. Ferrilli
Planning Board Clerk