

**CITY OF SEA ISLE CITY**  
**PLANNING BOARD**  
**AGENDA of Regular Meeting**  
**MONDAY, May 14, 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: Leonhardt, Jonathan & Danielle (tenant) dba: "JUICE POD" / Alan Gordon (owner)**  
*Property: 11 – 43<sup>rd</sup> Street, Block: 42.01, Lot: 7, Zone: C-4*  
*Proposed: modifications for a proposed smoothie, juice & coffee business*  
*Relief Sought: Minor Site Plan Review*

- ◆ *Review The City of Sea Isle City ' **Master Plan Housing Element and Fair Share Plan** '*

**6. Resolutions**

- ◆ **Resolution # 2018-04-01 - 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*
- ◆ **Resolution # 2018-04-02 - Russell PAGANO**  
*Property: 3711 Landis Avenue, Block: 37.02 / Lots: 1.02 / Zone: C-1*
- ◆ **Resolution # 2018-04-03 - 129 38<sup>th</sup> STREET, LLC.**  
*Property: 129 – 38<sup>th</sup> Street / Block: 37.03 / Lots: 7.01 / Zone: R-2*

**7. Meeting Minutes**

- ◆ Minutes of April 9, 2018 Regular Meeting

**8. Adjourn**

**"Please note - changes are possible"**

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

## **Minutes of Regular Planning Board Meeting**

**Monday, May 14, 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 Greco, Mrs Miller, Ms Steelman, Mr McCusker, Mr Ferrilli, Mrs Urbaczewski

**Absent:** Mr Baldini, Mr Bonifazi, Mayor Desiderio, Councilman Edwardi

**Professionals of the Board:** F. Thomas Hillegass, Esq, of Monzo Catanese Hillegass P.C., Planning Board Solicitor; Anthony C. Eaton, P.E., of Maser Consulting, Alternate Board Engineer

### **~NEW BUSINESS:**

#### **1) MASTER PLAN of the City of Sea Isle City**

**Proposed:** MASTER PLAN HOUSING ELEMENT and FAIR SHARE PLAN

**Attorney:** Paul J. Baldini, Esq., City Solicitor provides a brief summary of the way Sea Isle City will come into compliance with the affordable housing requirements through funding, planning of development and incentives, as well as

**Professionals:** Randall E. Scheule, PP/AICP, Scheule Planning Solutions, LLC offers an opening comment on the report prepared for the Master Plan Housing Element

**Witnesses:** none

**Exhibits:** Master Plan portion of Housing Element and Fair Share Plan Report dated May 11, 2018; Resolution No. 2018-05-01, entitled 'Resolution Adopting Sea Isle City's Master Plan Housing Element and Fair Share Plan' dated May 14, 2018

**Board Comment:** detailed questions about the 'C' zone development, again where funding will come from and clarification on exactly what type of housing will be created from this

**Public Comment:** N/A

- Board approves to adopt the Housing Element and Fair Share Plan as presented, thereby memorialize said decision made by the Board, and thereafter have it submitted to City Council; Mr. Greco makes motion, Mr. McCusker seconds, roll call – *aye all '6' in favor / none opposed*

**Resolution No. 2018-05-01** "Sea Isle City's Master Plan Housing Element and Fair Share Plan"

- Planning Board Memorializing Resolution No. 2018-05-01 as read into record having adopted Sea Isle City's Master Plan Housing Element and Fair Share Plan as proposed; Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call – *aye all '6' in favor / none opposed*

#### **2) APPLICANT – Jonathan & Danielle LEONHARDT –dba: "JUICE POD" 'Minor Site Plan Review'**

@ 11 – 43<sup>rd</sup> Street; Block 42.01; Lot 7; Zone C-4 Beach Business District

**Proposed:** modify existing Unit #3 for proposed business to sell smoothies and juices

**Attorney:** Donald A. Wilkinson, Esq., opens with an overall summary of Applicant's proposed Juice Bar Business and offers some background information on their product and other location

**Professionals:** Carmen J. LaRosa, RA (Architect) provides detailed testimony regarding modifications that are proposed to accommodate the applicant's needs for their juice bar and addresses some of the Engineer's report items listed

Witnesses: Mr. Leonhardt (applicant) offers a menu into exhibit of which he adds this location will not have coffee products, and continues with additional details in regards to his business, products and hours of operation

Exhibits: A-1 -Menu from Owner/Applicant Mr. Leonhardt; A-2 -Memo from M. Tighe of Dept. of Public Works dated 5/9/18; A-3 -Memo from Fire Chief F. Edwardi, Sr. dated 5/10/18; A-4 -Letter from Police Chief T. McQuillen dated 5/11/18 (& Memo from Traffic/Code Enforcement Officer Teefty dated 5/10/18); whereas reports are marked into exhibit and read into record.

Board Comment: clarification is made that any food warming is by microwave only

Public Comment: N/A

- For Minor Site Plan Approval to be Granted for the proposed juice bar business known as 'The Juice Pod' located at 11 – 43<sup>rd</sup> Street, Unit 3; Mrs. Miller makes motion, Ms. Steelman seconds, roll call – *aye '6' in favor / none opposed*
- In the interest of time and scheduling, the Planning Board Solicitor thereby drafted and read into record the Resolution Memorializing the Board's decision at this May 14, 2018 meeting for the granted approvals of this application; Therefore, Resolution No. 2018-05-02 is hereby memorialized May 14, 2018 – Jonathan & Danielle Leonhardt , dba: Juice Pod, 11-43<sup>rd</sup> Street, Unit 3; Mr. McCusker makes motion, Mr. Ferrilli seconds – roll call – *aye '6' in favor / none opposed*

**~RESOLUTIONS:**

Resolution # 2018-04-01 - CHILLAX, Inc. @ The Spinnaker, 3500 Boardwalk, Unit 20C, B:35.01, 36.01, 37.01

- Memorialize Resolution #2018-04-01; Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call those eligible to vote - *aye all 6 in favor / none opposed*

Resolution # 2018-04-02 - Russell PAGANO @ 3711 Landis Avenue, B: 37.02, L: 1.02

- Memorialize Resolution #2018-04-02 with corrections to add installation of bollards at support columns and anchoring landscaping pots; Mr. Greco makes motion, Ms. Steelman seconds, roll call those eligible to vote - *aye all 5 in favor / nay 1 opposed*

Resolution # 2018-04-03 - 129 38<sup>th</sup> STREET, LLC @ 129-38<sup>th</sup> Street, B: 37.03, L: 7.01

- Memorialize Resolution #2018-04-03; Mr. Ferrilli makes motion, Mrs. Miller seconds, roll call those eligible to vote - *aye all 6 in favor / none opposed*

**~MEETING MINUTES to adopt:**

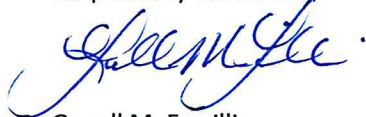
- Regular Meeting Minutes of April 9, 2018 adopted. Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call those eligible to vote - *aye all 6 in favor / none opposed*

~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