

CITY OF SEA ISLE CITY
PLANNING BOARD
AGENDA of Regular Meeting
Tuesday, November 12, 2019, 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 Daniel McCann
_____ Councilman Frank Edwardi	

5. Old Business N / A

6. NEW BUSINESS

- ❖ **APPLICANT:** CLD SIC, LLC Bathroom Addition for Kix McNutley's Packaged Goods & Bar
Property: 6400 Landis Avenue, AKA: Blocks 63.03, 64.03 /
Lots 9.02,10,11,12.01-15.01,24.02,25,26,27.01; 25-30,428.02,431.01 / Zone C-5
Proposed: addition and alterations for new 31' x 28' restroom
Relief Sought: Preliminary & Final Site Plan Approval
- ❖ **APPLICANT:** WAWA, INC. Store #300 Addition
Property: 3800 Landis Avenue, Block 38.02, Lots 8 & 9, Zone C-1
Proposed: building expansion
Relief Sought: Preliminary & Final Site Plan Approval, and Hardship/Benefits Variances

7. RESOLUTIONS N / A

8. MEETING MINUTES

- ❖ MINUTES of October 15th, 2019 Regular Meeting

9. ADJOURN

" Please note - changes are possible "

CITY OF SEA ISLE CITY PLANNING BOARD
Minutes of Regular Planning Board Meeting
Tuesday, November 12th, 2019 @ 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, Mrs. Miller, Ms. Steelman, Mr. McCann, Mr. McCusker, Mr. Ferrilli & Mrs. Urbaczewski

Absent: Mayor Desiderio, Councilman Edwardi & Mr. Greco

Professionals: Jon D. Batastini, Esq. of Loveland, Garrett & Batastini (Planning Board Solicitor)

~New Business:

1) APPLICANT – CLD SIC, LLC. Bathroom Addition for Kix-McNutley's Packaged Goods & Bar

@ 6400 Landis Avenue/Blocks 63.03, 64.03/Lots 9.02,10,11,12.01-15.01,24.02,25,26,27.01; 25-30,428.02,431.01/Zone C-5

Proposed: Bathroom Addition for Kix-McNutley's Packaged Goods & Bar

Attorney: Donald Wilkinson, Esq. (Josephson Wilkinson & Gilman, P.A.) begins with brief introduction of Ownership and representatives present for testimony, along with a summary explaining ownership, those present for testimony, the overall establishment and some details regarding the addition proposed and requiring minor site plan approval

Professionals: Greg Curtis, Architect with Mashura Builders provides brief details regarding the proposed restroom addition as far as conditions, layout, setbacks, and improvements that will further bring it up to compliance

Witnesses: Applicant Representatives Carmela V. Desiderio (Wife) and Carmela L. Desiderio (Daughter) who provides testimony detailing access to, location and layout of the proposed restroom addition being presented

Exhibits: none

Board Comment: brief clarification that area is currently concrete so impervious coverage will not change, this area is considered dead space anyway and not used and there is currently no handicap accessible restrooms so this will make the establishment ADA Compliant as well

Public Comment: None

- Motion to approve pre-existing non-conforming max. front yard setback where 5 ft. is required & 20.8 ft. is proposed and max. side yard setback where 15 ft. is required & 17.5 ft. is proposed, in addition to Minor Site Plan Approval; Ms. Steelman makes motion, Mr. Baldini seconds, roll call (of those eligible to vote) – *aye '6' in favor/ none opposed/ two (2) abstained due to conflict*

2) APPLICANT – WAWA, INC. Store #300 Addition

@ 3800 Landis Avenue/ Blocks 38.02/ Lots 8 & 9/ Zone C-1

Proposed: WAWA Food Market Addition & Alterations

Attorney: Keith Davis, Esq. (Nehmad Perillo Davis & Goldstein, P.C.) begins with overall summary of the store built in 1986 and how what is being proposed will improve on site conditions such as access, landscaping, loading and deliveries, as well as the overall aesthetics of the building's interior and exterior, including all the various compliance requirements.

Professionals: Project Engineer Matt Sharo, PE (Dynamic Engineering), Project Architect Evan Scott (AECOM), Project Surveyor & Planner Bill McManus (Duffy Dolcy McManus & Roesch), and In-house Project Real Estate Engineer Kristen Ritz (Wawa -in house)

Witnesses: Mr. Sharo (Project Engineer) provides overall site details, parking, parking lot access, loading and deliveries proposed for along 38th Street, as well as details and variances associated with landscaping and irrigation; Mr. Scott (Project Architect) offers testimony per rendering provided detailing facade finishes, aesthetic improvements, shows board of sample materials proposed for project, addresses energy efficient upgrades and glazing, as well as plans proposed for meeting flood compliance and architectural and design standards; Mr. McManus (Project Planner & Certified Floodplain Manager) reviews FEMA standards and local flood requirements and provides details on flood proofing measures that are proposed for protection and the means to be flood compliant per Chapter 14, energy efficiency and mechanical involved, in addition to summarizing each of the proposed variances as outlined in further detail including site plan scale and driveway waivers and addressing any and all other items as discussed that will be clarified and/or considered conditions of approval or conditions required prior to construction, including testimony provided with summary of the C1 & C2 criteria met

Exhibits: A1- aerial site plan photograph; A2- zoomed in aerial site photo; A3- site and landscape plan; A4- elevations; A5- building elevations computer generated rendering; A6- board of sample building materials; A7- floor plans

Board Comment: there is concern over changes as discussed in work shop not being shown on paper for board members to see and review; use intentions for the added part of project is asked about; there is inquiry about trash removal; discussion is raised regarding street trees, using smaller stones or mulch in planting beds, types of plantings and placement of all plantings, including the irrigation system proposed; site lighting and signage are mentioned, a generator, and possible ice chest are inquired about; clarification that reports are still forthcoming from DPW, police, traffic & code enforcement and the fire dept; clarification that Landis Avenue sidewalk work be done under City Engineer direction; comment about a bike rack being added on site; verify they have applied with Cape May County as required; it is suggested a construction plan be drafted and approved by City Engineer and Police Dept; further mentioned is Wawa possibly limited times when deliveries can be made

Public Comment: Kathleen McNichols @ 23-38th, #301 SeaView 1 Condos to express concerns regarding parking and trucks blocking 38th Street and her driveway when deliveries are made but is not in opposition of project; Wilma Greisman @ Spinnaker Condos Unit 425N to praise Wawa for their success and proposed project however also concerned about deliveries & trucks blocking the street as well as who will maintain landscaping to prevent it from dying; Patricia Quinn @ Spinnaker Condos Unit 706S, 3700 Boardwalk to speak over concern of street being block by trucks due to deliveries; Tim Gallagher @ 3800 Pleasure Unit 304 to also express concern over trucks blocking street when deliveries come in

- Motion to approve 1)max front yard setback where 5 ft is required & 55.7 ft is proposed, 2)min rear yard setback where (enc) where 10 ft is required & 3.5 ft is proposed, 3)min lot frontage @ front yard setback where 60% is required & zero % is proposed, 4)Max impervious coverage (enc) where 95% is permitted & 95.64% is proposed, 5)parking area sloped where 2% is permitted & 2.9% is proposed, 6)parking in front yard (enc) which is not permitted & being proposed, 7)turning radii at driveways where 10 and 20 ft are required & not provided is proposed, 8)sidewalk min width commercial area (enc) where 6 ft is required & 4.9 ft is proposed, 9)Landscape off-site street trees- note 5 are required & 10 are being provided, 10)landscape on site trees where a variance of 5 is requested, and 11)driveway width (enc) where 24 ft is required & 26.1 ft is proposed; Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call – *aye '8' in favor / none opposed*
- Motion to approve Waivers for Preliminary & Final Site Plan Approval including Site Plan Scale & driveway distance to close to intersection and transparency glass on 38th Street & Landis Ave; including conditions as outlined in Board Engineer's Report dated 11/8/19, as well as architectural design standards and changing #9 variance regarding off-site trees and any other additional items discussed; Mr. Baldini makes motion, Mrs. Miller seconds, roll call – *aye '8' in favor / none opposed*

~Resolutions: N / A

~Meeting Minutes to adopt:

- Regular Meeting Minutes of October 15th, 2019 adopted. Mrs. Miller makes motion, Ms. Steelman seconds, roll call those eligible to vote - *aye all 4 in favor / none opposed*

~Item of discussion:

~With no further business

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

Meeting Adjourned

Respectfully Submitted,



Genell M. Ferrilli
Planning Board Clerk