

CITY OF SEA ISLE CITY
PLANNING BOARD
AGENDA of Regular Meeting
Monday, May 13, 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:** JRJ Dough Corp. c/o K. Durling, Owner/Operator (*Minor Site Plan Application*)
Property: 3500 Boardwalk, Unit 21, North Tower @ Spinnaker Condominiums, Block/Lot: 35.01 & 37.01
Requested: Final 'Minor Site Plan' Review and Approval to perform a tenant fit-out changing retail use into permitted restaurant/food use for a proposed "Take-Out" only Philly Pretzel Factory facility

7. Resolutions N / A

8. MEETING MINUTES

- ◆ Minutes of April 8th, 2019 Regular Meeting

9. ADJOURN

"Please note - changes are possible"

CITY OF SEA ISLE CITY PLANNING BOARD

Minutes of Regular Planning Board Meeting

May 13th, 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, Mr Greco, Mrs. Miller, Ms. Steelman, Mr McCusker, Mr Ferrilli, Mrs. Urbaczewski

Absent: Mr. McCann, Mayor Desiderio, Councilman Edwardi

Professionals: Jon D. Batastini, Esq. of Loveland, Garrett & Batastini (Planning Board Solicitor) and Andrew A. Previti, P.E., of Maser Consulting (Municipal & Board Engineer)

NEW BUSINESS:

1) APPLICANT – JRJ DOUGH CORP/Kenneth Durling ‘Minor Site Plan Application’

@ Spinnaker Unit 21, North Tower, 3500 Boardwalk; Block 35.01; Lot 37.01; Zone C-4

Proposed: Minor Site Plan Review for tenant fit out to Change retail use to a permitted restaurant use

Attorney: Richard Andrien, Esq., provides a summary of the project his applicant is proposing to the board as he notes the County Health Dept approval has been received and they are seeking to receive the additional approvals required from the Planning Board for a tenant fit-out to change the subject unit into a Philly Pretzel Factory.

Professionals: n/a

Witnesses: Kenneth Durling (Principal Owner & Operator) offers testimony regarding details regarding the different equipment and intended uses, hours of operation being 10am-9pm seasonal, no dough will be made on premises, trash removal agreed to be through Landlord's trash services which is by the City, and explains how their process will work for the resale of pretzels, including delivery services around the island

Exhibits: n/a

Board Comment: trash removal, business hours, deliveries, storage & making of dough which were addressed

Public Comment: William Kehner @ 107-33rd Street, speaking as a resident, believes it would be wonderful to have a Philly Pretzel Factory along the promenade and that it would be an asset for the community, if approved.

- Motion in the affirmative, where Board finds this Minor Site Plan application approved consistent with testimony from applicant, suggestions in May 9, 2019 Report from A. Previti of Maser Consulting will be conditions of approval, testimony that Ken Durling is president and testified on behalf of applicant, testimony that hours of operation of 10am to 9pm seasonal with off season weekend opportunities, deliveries will be made from 35th St. side of ramp and expected in AM, applicant will be making trash arrangements using city services and will be placed in closed containers and not plastic bags on side of street, applicant will be required to amend site plan if indoor or outdoor dining is every offered, signage will be placed in window according to ordinance and outside door like other units, there was no intention to expand within unit, one person spoke in favor, no exhibits were provided, no dough made on premises, electric will be used to bake product, no gas will be used; Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call – *aye '8' in favor / none opposed*

Resolutions:

Resolution No. 2019-05-01- JRJ Dough Corp c/o Kenneth Durling (Owner/Operator)

@ Spinnaker Unit 21, North Tower, 3500 Boardwalk /B: 35.01 /L: 37.01/Zone: C-4

Based on Motion in affirmative as outlined by Board Solicitor

- Memorialize Resolution #2019-05-01; Mr. Ferrilli makes motion, Ms. Steelman seconds, roll call those eligible to vote - *aye all '8' in favor / none opposed*

~Meeting Minutes to adopt:

- Regular Meeting Minutes of April 8th, 2019 adopted. Mr. Greco makes motion, Mrs. Miller seconds, roll call those eligible to vote - *aye all '7' in favor / none opposed*

~Items of Discussion:

There is mention of the information that had been discussed and prepared which should have been presented to City Council and apparently was never seen or just never reviewed. A comment is also made that maybe it is time for the board members to try to attend the council meetings, like the one coming up on Community Day, and consider speaking up in regards to issues the public keeps bringing to their attention and the concerns being expressed over the recent fires, as well as items pertaining to the Master Plan and items the Board Members themselves have tried to address and present to Council that have gone without response or unseen.

~With no further business

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

Meeting Adjourned

Respectfully Submitted,



Genell M. Ferrilli
Planning Board Clerk