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*CITY OF SEA ISLE CITY*  
***PLANNING BOARD AGENDA*** of Regular Meeting  
Monday, August 10<sup>th</sup>, 2020 @ 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. NEW BUSINESS**

❖ **ORDINANCE No. 1655** amending revised General Ordinances of the City of Sea Isle City, Chapter 26-38 ***"Stormwater Management Systems" to meet and exceed updated State and Federal standards***, adopted on first reading by City Council at its regular meeting of Tuesday, July 14, 2020, and now being presented to the Planning Board for Master Plan Consistency review, comments/ recommendations; vote as to whether said ordinance is not inconsistent with the Master Plan, per N.J.S.A. 40:55 D-26.

❖ **ORDINANCE No. 1656** amending revised General Ordinances of the City of Sea Isle City, Chapter 26-43 ***entitled "Affordable Housing" to ensure compliance and uniformity in the City's Mt. Laurel Policies***, adopted on first reading by City Council at its regular meeting of Tuesday, July 14, 2020, and now being presented to the Planning Board for Master Plan Consistency review, comments/ recommendations; vote as to whether said ordinance is not inconsistent with the Master Plan, per N.J.S.A. 40:55 D-26.

❖ APPLICANT: WALLASH, Joe dba: PLAYA BOWLS  
*Property:* 33 - 42nd Street, Unit 102, Block: 41.02 / Lots: 1 / Zone: C-1  
*Proposed:* tenant fit-out for proposed food use to dba: "Playa Bowl"  
*Relief Sought:* Preliminary and Final Minor Site Plan Approvals for fit out

❖ APPLICANT: HAD ENTERPRISES, LLC c/o David Angelo  
*Property:* 33 - 42nd Street, Unit 101, Block: 41.02 / Lots: 1 / Zone: C-1  
*Proposed:* tenant fit-out for proposed food use to dba: "Duck Donuts"  
*Relief Sought:* Preliminary and Final Minor Site Plan Approvals for Unit Fit-Out

**6. RESOLUTIONS**

℞ RESOLUTION No. 2020-07-02: Authorizing Award of a Non-Fair & Open Contract for Planning Board Solicitor  
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**7. MEETING MINUTES**

➤ MINUTES of July 20<sup>th</sup>, 2020 Regular

**8. ADJOURN**

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

***CITY OF SEA ISLE CITY PLANNING BOARD***  
***Minutes of Regular Virtual On-Line Planning Board Meeting***  
***August 10<sup>th</sup>, 2020 @ 7:00 PM***

~**Meeting Called to Order** by Vice Chairperson Mr. Ferrilli. 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, Mayor Desiderio (joined late)

**Absent:** Mr. Baldini, Mr. Bonifazi, Councilman Edwardi, Mrs. Urbaczewski

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

~**Announcements:**

Wallash Application for Playa Bowls Tenant Fit Out at 33 -42nd Street has requested to be continued to the July Meeting due to noticing.

Jersey Shore Properties, LLC Minor Site Plan Review at 3901 Landis Avenue has been requested for a Special Meeting to be held on Tuesday, June 16, 2020 due to a noticing error.

~**NEW Business:**

**1) Ordinance No. 1655 (2020)**

To Revise General Ordinances of City to Amend Chapter 26-38 entitled "Stormwater Management Systems" to meet and exceed updated State & Federal Standards

**Professionals:** Board Engineer Mr. Previti explains how this addresses Minor Development such as the construction of pools or smaller additions being subject to new regulations that would require new "Green Infrastructure" strategies to be used, which could increase the City's standing with FEMA (Federal Emergency Management Agency) and the CRS (Community Rating System) Program, and further help in protecting properties from flooding, erosion and increased stormwater runoff, and will effect just about all development within the City

**Board Comment:** a question is raised as to whether this pertains to pools already installed which it does not and it is noted that this will affect all development in the City to go above and beyond with their stormwater runoff.

**Public Comment:** N/A

- Planning Board thereby makes motion that Ordinance 1655 is NOT INCONSISTENT with the Master Plan; Mrs. Miller makes motion, Ms. Steelman seconds, roll call all present - aye all 5 in favor / none opposed

**2) Ordinance No. 1656 (2020)**

To Revise General Ordinances of City to Amend Chapter 26-43 entitled "Affordable Housing" to ensure compliance and uniformity in the City's Mt. Laurel Policies.

**Professionals:** Board Engineer Mr. Previti explains how there was conflicting language in the original agreement that this will correct by better explaining the affordable housing options to Developers and the collection of affordable housing development fees and how these fees are controlled.

**Board Comment:** N / A

**Public Comment:** N / A

- Planning Board thereby makes motion that Ordinance 1656 is NOT INCONSISTENT with the Master Plan; Mr. McCusker makes motion, Ms. Steelman seconds, roll call all present - aye all 5 in favor / none opposed

3) APPLICANT – Joseph WALLASH "Preliminary & Final Minor Site Plan Approvals"

@ 33 - 42nd Street, Unit #102 / Block 41.02 / Lot 1 / Zone C-1

Proposed: tenant fit-out for proposed food use to dba: "Playa Bowls"

Attorney/Professional/Representative: Joe Wallash provides a summary of the minor site plan review that he has submitted application on for the proposed tenant fit-out of the new space provided to them at this location for food service to be known as Playa Bowls where they have added refrigeration equipment and some blenders since no cooking is necessary with only frozen and refrigerated items being used. When indoor seating is allowed they will have space for approx. 22 people, with operating hours of 8 am to 7 pm seven days a week seasonally for now, currently employee only restroom and post COVID-19 will then be accessible to the public, and trash removal based on taking trash out to Landlord supplied dumpster daily. They have currently been open for business, which has been going quite well in every way and has been a wonderful experience for him so far.

Board Comment: there is mention of the restroom being opened up to public when it is allowed in the future, flood gates will be the responsibility of and installed at Entrance/Exit doors by Landlord as required to meet Chapter 14 flood compliance requirements, and where dumpster will be located that are provided by Landlord for tenants to dispose of their trash and recyclables in

Public Comment: None

- MOTION to approve Minor Site Plan approval for tenant fit-out, including any conditions as discussed or agreed to and comments as addressed in Mr. Previti's Memorandum; Ms. Steelman makes motion, Mr. McCusker seconds, roll call – *aye '6' in favor / none opposed*

4) APPLICANT – HAD ENTERPRISES, LLC. c/o David Angelo "Preliminary & Final Minor Site Plan Approvals"

@ 33 - 42nd Street, Unit #101 / Block 41.02 / Lot 1 / Zone C-1

Proposed: tenant fit-out for proposed food use to dba: "Duck Donuts"

Attorney: Cory Gilman, Esq. of Josephson, Wilkinson & Gilman as representative to applicant provides an overall summary of their application, introduces professionals and applicant present and notes there are no variances involved with this application since it is very similar to the application just previously heard as he addresses the Architects for more detailed testimony.

Professionals: John Hasson, Architect and Karl Gatilla, Architect (also register in NJ) both of 3GHC Studio Architecture, LLC of Paoli, PA, review the interior layout of the space and explain how the business will operate. They provide further details regarding trash removal, the proposed restroom with specific note to it being for employees only and not for the public, in addition to what types of products they will provide and planned hours of operation which will be 7 or 8 am to 7 pm or thereabouts based on seasonal with approximately 8 to 10 employees. Further testimony is provided in regards to deliveries, signage and any other items in question.

Witnesses: David Angelo of HAD Enterprises, LLC to answer any questions

Board Comment: questions are raised pertaining to deliveries and timing, what kind of signage is proposed if any, if any outside dining is planned or not which then raises the question of whether a restroom would be necessary for public use or not, as well as if a grease trap will be necessary and will be installed.

Open Comment: Mayor compliments how nice and clean the project has been handled and what a welcomed addition to our community this business will be

- MOTION to approve Minor Site Plan approval for tenant fit-out, including any conditions as discussed or agreed to and comments as addressed in Mr. Previti's Memorandum; Mr. McCusker makes motion, Mrs. Miller seconds, roll call – *aye '6' in favor / none opposed*

~Resolutions:

Resolution # 2020-07-02 - Authorizing Award of a Non-Fair & Open Contract for Planning Board Solicitor

- Memorialize Resolution # 2020-07-02; Mr. McCusker makes motion, Mrs. Miller seconds, roll call those eligible to vote - *aye all '6' in favor / none opposed*

**~Meeting Minutes to adopt:**


- Minutes of July 20<sup>th</sup>, 2020 Regular Meeting adopted. Ms. Steelman makes motion, second by Mrs. Miller, roll call those eligible to vote - *aye all '5' in favor / none opposed*

~With no further business

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

**Meeting Adjourned**

Respectfully Submitted,



Genell M. Ferrilli  
Planning Board Clerk