

CITY OF SEA ISLE CITY
PLANNING BOARD
MEETING AGENDA

Monday, June 13th, 2022, 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 Rick Locketto
_____ Councilman Frank Edwardi	

5. NEW BUSINESS

❖ **APPLICANT: Bubbies Investments, LLC. dba: RAFFAS CHEESE SHOP** (Minor Site Plan Approval)

Property: 4000 Pleasure Avenue, Unit 102 / Block 40.02 / Lot(s) 10.05, 11.01 & 11.03 / Zone C-1
Proposed: Tenant Fit-out of prior seasonal retail clothing store for a Meats, Cheeses, Breads and charcuterie gift shop
Relief Sought: for Minor Site Plan review and approval of fit out changing use

6. RESOLUTIONS

℞ **RESOLUTION No. 2022-05-01: DUCK DONUTS c/o Dave Angelo & HAD Enterprises, LLC.** (Minor Site Plan Amendment)
@ 33 -42nd Street, Unit 101/ Block 41.02/ Lot(s) 1/ Zone C-1

7. MEETING MINUTES

❖ **MINUTES** of May 9, 2022 Regular In-person Planning Board Meeting

8. ADJOURN

"Please note - changes are possible"

CITY OF SEA ISLE CITY PLANNING BOARD

Minutes of Regular Planning Board Meeting June 13th, 2022 @ 7:00 PM

~**Meeting Called to Order** by Chairperson Mrs. Urbaczewski. All join 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 (Alt #1), Mr. Locketto (Alt #2), Mr. Ferrilli & Mrs. Urbaczewski

Absent: Mr. Baldini, Mr. Bonifazi, Mayor Desiderio & Councilman Edwardi

Professionals: Jon D. Batastini, Esq. of Garrett & Batastini (Planning Board Solicitor) & Andrew A. Previti P.E., of Colliers Engineering & Design (Municipal & Board Engineer)

~**NEW Business:**

❖ **APPLICANT: Bubbie Investments, LLC. dba: RAFFAS CHEESE SHOP** (*Minor Site Plan Approval*)

Property: 4000 Pleasure Avenue, Unit 102/ Block 40.02/ Lot(s) 10.05, 11.01 & 11.03/ Zone C-1

Proposed: tenant fit-out for a 'Grab and Go Artisanal Meats, Cheese, Bread & Charcuterie Gift Shop'

Relief Sought: to

Professionals: Avery S. Teitler, Esq. on behalf of the applicant provides a brief summary of what is being proposed as a minor site plan application as he explains how the tenant fit out is to change what is now clothing retail to food retail as he details the proposed products and operations, hours of operation, number of employees based on 6-8 with 2 minimum per shift, deliveries, pointing out again that this is only for the sale of packaged food goods. addresses Louis Scheidt, PE, PP, offers additional details the interior layout, explains deliveries since there is no formal loading zone, trash removal which will be taken care by the applicant via private pick up, and there will be a restroom that is proposed for employees only unless they do any private parties.

Witnesses: Jealyn M. Raffa (Applicant/Owner) provides testimony regarding to seasonal hours of operation expecting to be from 11 AM to 9 PM with specific attention to seating, cooking and mention of proposed private party events in the future, but at this time will only be to prepare dry foods on boards/trays or dry foods package to sell retail, in addition to gifts and clothing.

Exhibits: n/a

Board Comment: there is further verification that no cooking will done on the premises, there is a comment made to the applicant to consider opening earlier on Tuesday's when the city holds the farmers market, and there was a request to consider review and approval of the Resolution which was noted is not normal procedure by the Board and cannot be done.

Public Comment: Anthony Ieradi to speak in favor of the project and what a nice idea it is

- Motion in the affirmative to approve an amended site plan approval for proposed retail of packaged foods with option of future private events, including any and all items as discussed and agreed, and all conditions of approval and items per Engineer's Memorandum dated June 7, 2022; Ms. Steelman makes motion, Mrs. Miller seconds, roll call – *aye '7' in favor / none opposed*

~**Resolutions:**

⌘ **RESOLUTION NO. 2022-05-01: DUCK DONUTS c/o Dave Angelo & HAD Enterprises, LLC.** (*Minor Site Plan Amendment*)

@ 4000 Landis Ave/ B:40.03/ L:1.04, 4, 12, & 20 - 24/ Z: C-5

- *Motion to memorialize Resolution #2022-05-01; Mr. Ferrilli makes motion, Mr. Locketto seconds, roll call of those eligible to vote - aye all '5' in favor / none opposed*

~**Meeting Minutes to adopt:**

⌘ **Minutes of the May 9th, 2022 Regular Virtual Meeting**

- *Motion to adopt minutes of both meetings made by Mrs. Miller, second by Ms. Steelman, roll call those eligible to vote - aye all '5' in favor / none opposed*

~Additional Business:

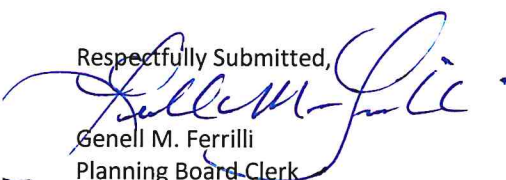
There is a brief discussion regarding the continual swimming pool problems throughout town and try to eliminate the applications which is believed is more on the Zoning Board and to start saying no. Additionally it is noted for the record how the four foot green space is required (no matter what) for all development that has been laid out and that this green space ordinance has not been addressed and needs to be, in addition to pool perimeters as far as the size of the pool vs the size of the lot. There are a number of items that are conflicting and need to be addressed such as the 4' green space, water splashing into neighboring yards and not contained within their own property, how the 4' green & 2' surround around the entire perimeter of the pool is for safety issues. Whereas these items have been discussed amongst both the Planning and Zoning Boards and have been submitted to Council and the Governing Body to address, therefore it is discussed and agreed for the solicitor to send another letter again.

~With no further business

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

Meeting Adjourned

Respectfully Submitted,


Genell M. Ferrilli
Planning Board Clerk