

CITY OF SEA ISLE CITY
PLANNING BOARD
MEETING AGENDA
Monday, March 14th, 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 Daniel McCann
_____ Councilman Frank Edwardi	

5. NEW BUSINESS

❖ **APPLICANT: 42nd PLACE, LLC** (*Preliminary & Final Site Plan Approval & Benefits Variance*)

Property: 4000 Landis Avenue/ Block 40.03/ Lots 1.04, 4, 12, & 20-24/ Zone C-5
Proposed: to renovate, expand, restore and improve existing structures that will consist of fifty-eight (58) one bedroom hotel units, which includes six (6) one bedroom hotel suites on a new fourth floor, and hotel amenities to include a restaurant, indoor/outdoor bar, roof deck bar, pool and retail stores
Relief Sought: Preliminary & Final Minor Site Plan Review & Approval and Benefits Variances

6. RESOLUTIONS N / A

7. MEETING MINUTES

❖ MINUTES of November 8th, 2021 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 March 14th, 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. Baldini, Councilman Edwardi, Mrs. Miller, Mr. McCusker, Mr. Ferrilli (VC), Mrs. Urbaczewski

Absent: Mr. Bonifazi, Mayor Desiderio, Mr. Greco, Ms. Steelman, Mr. Locketto (Alt #2)

Professionals: Dorothy F. McCrosson, Esq. (Conflict Planning Board Solicitor) and Andrew A. Previti P.E., of Colliers Engineering & Design (Municipal & Board Engineer)

~NEW Business

❖ **APPLICANT: 42nd PLACE, LLC.** (Preliminary & Final Site Plan Approval and Benefits Variance)

Property: 4000 Landis Avenue / Block 40.03 / Lots 1.04, 4, 12, and 20 - 24 / Zone C-5

Proposed: to renovate, expand, restore and improve existing structures to consist of 58 one bedroom units, which includes 6 one bedroom hotel suites on a new fourth floor and hotel amenities to include a restaurant, indoor/outdoor bar, roof deck bar, pool and retail stores

Professionals: Michael Malinski, Esq. offers a brief summary of the project and introduces those present for testimony. Sworn in are Joseph Adamson (Landscape Architect/Land Planner), Kevin Dixon (Dixon Associates Engineering), Mark Petrella (Principal Architect, SOSH Architects) and Applicant Mr. Glancey. Mr. Malinski has Mr. Petrella gives testimony regarding the architectural vision this project started from and reviews the overall expansion of the proposed 58 unit hotel, and revitalize the existing consisting of complete alterations and improvements to the prior LaCosta Bar that remains along JFK, restore the front of the Coffee Shop and Cafe along Landis, and completely revamp what will be the Lighthouse Bar. He reviews improvements to the court yard area and extensive landscape and details of the pool and lighthouse bar, as he describes photograph renderings of the different views site and proposed project views, and further details a visual walk around the perimeter of entire project. Mr. Petrella then reviews positive and negative criteria, items as listed in Engineer's report, review the roofline and mansard roof also proposed to conceal mechanical equipment from view. Existing non-conformities were addressed to meet flood requirements with block walls and flood proofing to the existing Hotel building and the effort to create a project with more than ample parking, smooth traffic flow, and pedestrian safety. Mr. Adamson offers credentials and proceeds with testimony on the landscape and architectural aspects from the exterior to the interior of the project, as far as materials proposed and landscaping details for the raised planters, site walkways, inner site landscaping, plantings proposed for along city sidewalk, in addition to irrigation, site lighting and light fixtures, pavers, concrete and other site materials proposed in order to create a beautiful building that is welcoming to City visitors. Kevin Dixon provides credentials and testimony regarding the site layout, site parking details and traffic patterns, loading and unloading areas, storm-water, City departments review, a deed affiliated with this property and stresses all the benefits and improvements this project will bring to the this property and the surrounding neighborhood.

Witnesses: Christopher Glancey (Applicant) offers some testimony regarding the proposed salt water pool & enclosure, some specifics pertaining to the rooftop deck bar which will be by reservation only and the glass wall surround proposed for noise control, provides details regarding deliveries and notes for the record about meeting with the City Business Administrator, Mr. Savastano who felt the encroachment agreement was unnecessary

Exhibits: A-1 - Rendering Photos

Board Comment: there are questions raised regarding the proposed capacity of the lighthouse bar, the hvac system that is designed to be hidden, food and supply deliveries, and inquiries about the signs, exit & entrances, parking, the proposed nano wall, trash removal, parking, charging stations, verification there will be no cooking facilities in any of the rooms, followed by brief review of each variance as listed to determine what should and should not be taken into consideration for this application. Ms. McCrossen notes speaking with City Administration about requiring a fence needs to be further discussed, the number of plantings and types proposed, mention of board excluding encroachment agreement from site plan and have applicant address this outside scope of application directly with the city, verification of non-residential fee app and payment, questions about hours of operation, and per landscaping recommendations and requirements the board wants to see all the plantings proposed and the necessity to address Council and Administration about the plantings that everyone wants to see and is never enforced.

Public Comment: Frank Speziali wanted to commend everyone on a beautiful project well done and what an improvement it will be to the neighborhood, but does inquire about the traffic flow, entrance and exit proposed for delivery trucks and feels they should reverse the direction for easier accessibility and flow of trucks; John Fee to comment on realtors running out of rentals and how much of a benefit this project will be.

ℓ Motion in the affirmative to approve the complete Preliminary and Final Site Plan Review with variance relief and any and all items as discussed and agreed, including all conditions of approval and per Engineer's Memorandum dated March 4, 2022; Mr. McCusker makes motion, Mrs. Miller seconds, roll call – *aye '6' in favor / none opposed*

~Additional Business:

A request is made about sending another letter to City Council in regards to encroachment agreements between the City and Property Owners who wish to incorporate Plantings into adjoining properties streetscapes, which will be drafted and provided for board review before submitting to City Council for review and address

~Meeting Minutes to adopt

Minutes of the November 8th, 2021 Regular Virtual Meeting

ℓ Motion to adopt minutes of the 11-8-2021 Meeting made by Mrs. Miller, second by Mr. Locketto, roll call those eligible to vote - *aye all '5' in favor / none opposed*

~With no further business

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

Meeting Adjourned

Respectfully Submitted,


Genell M. Ferrilli
Planning Board Clerk