

CITY OF SEA ISLE CITY
PLANNING BOARD
MEETING AGENDA
Monday, May 9th, 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 Lochetto
_____ Councilman Frank Edwardi	

5. NEW BUSINESS

❖ **APPLICANT: DUCK DONUTS** (*Minor Site Plan Amendment*)

Property: 33 - 42nd Street, Unit 101/ Block 41.02/ Lot(s) 1/ Zone C-1
Proposed: replace existing unvented equipment with vented equipment, duct work and roof top ventilation
Relief Sought: to amend prior approvals for preliminary and final Minor Site Plan review and approval

6. RESOLUTIONS N / A

7. MEETING MINUTES

❖ MINUTES of April 11th, 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 May 9th, 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. Bonifazi, Mrs. Miller, Ms. Steelman, Mr. Locketto (Alt #2), Mr. Ferrilli & Mrs. Urbaczewski

Absent: Mr. Baldini, Mayor Desiderio, Councilman Edwardi, Mr. Greco & Mr. McCusker (Alt #1)

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:

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Professionals: Cory Gilman, Esq. of Josephson, Wilkinson & Gilman begins with a brief summary of the previous application submitted explaining the approvals granted according to Resolution 2020-08-02 and the additional work that has been done to replace the existing unvented equipment with vented equipment including ductwork and roof top ventilation as he calls on the applicant to further explain why this change was made, therefore they are seeking approval on the improvements made so as to amend the prior approvals as granted. An added note is made that operations are from 7am to 1pm and no evening hours.

Witnesses: Dave Angelo (applicant & principal of HAD Enterprises, LLC.) doing business as Duck Donuts offers testimony regarding the system they had originally proposed was not working properly, so they reviewed and changed the hood and ventilation system to a far better system and obtained the approval of the neighboring unit and building landlord, however it was done without following procedure to request for an amendment to the prior approvals as required.

Exhibits: n/a

Board Comment: there is note for the record regarding the Condenser which needs to be removed from the plan, there is a questions raised about possible grease fires and if there was anything done to the system for fire protection which is apparently not really required as they discuss how the ventilation was installed and inspected during the original construction

Public Comment: Michael Coleman to note his concern and ask some questions about the operations and odor from cooking and any possibilities of a grease fire since he lives in the unit above and notes the amusement over approvals being sought on work that that was done and in operation since last year.

- Motion in the affirmative for amended site plan approval and items as discussed and agreed including all conditions of approval and items per Engineer's Memorandum dated May 4, 2022; Mr. Bonifazi makes motion, Mrs. Urbaczewski seconds, roll call – *aye '6' in favor / none opposed*
- Board Solicitor Mr. Batastini addresses Planning Board Members to consider review and approval of said Resolution for this application and polls the board members to proceed now or wait until the next meeting in June; whereas a Roll call of Board Members – *aye '0' in favor / nay '6' opposed with concern about the example it would set for future application*, therefore this resolution will wait and be memorialized at the June 13th, 2022 Meeting.

~Additional Business:

A discussion takes place regarding s September 30, 2021 letter that was sent to council regarding an ordinance change that addresses the accessory structure requirements for in ground and above ground swimming pools. There are numerous concerns and addressing the swimming pool issue, raising questions about setbacks and the area surrounding the pool, as well as how to tell exactly what is pervious and impervious. The setbacks are reviewed and discussed because what was presented to council was with the intentions of reducing the number of pool applications coming before the Zoning Board which leads into a detailed discussion regarding setbacks, where the pool is placed, storm water run-off and green space. The Board really wanted to come up with recommendations that would be more than suitable and have it put in place with no exceptions what so ever so it will eliminate all of the pool applications to the

Zoning Board, so there will be a draft of another letter prepared and sent to all for review addressing setbacks, stone, decks, elevation and any other issues as it is suggested the Planning Board lay out the ground rules in order for the Ordinance to be done right.

~Meeting Minutes to adopt:

III. Minutes of the April 11th, 2022 Regular Virtual Meeting

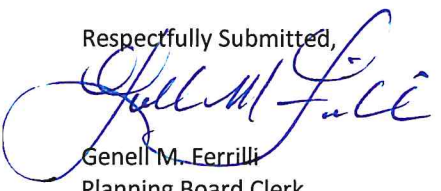
- Motion to adopt minutes of both meetings made by Mr. McCusker, second by Mr. Ferrilli, roll call those eligible to vote - *aye* all '5' in favor / none opposed

~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