

**CITY OF SEA ISLE CITY**  
**PLANNING BOARD**  
**AGENDA of Regular Meeting**  
**Monday, March 9, 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. Old Business            N / A**

**6. NEW BUSINESS**

- ❖ **APPLICANT: 4310 Park Enterprises, LLC & Steve Lauriello**  
*Property:*            4310 Park Road / Block: 43.05 / Lots: 5, 6, 7 & 8.01 / Zone: C-3  
*Proposed:*           Preliminary & Final Minor Site Plan Review and Approval  
*Relief Sought:*      Tenant Fit-Out for proposed food use

**7. RESOLUTIONS        N / A**

**8. MEETING MINUTES**

- ❖ MINUTES of January 13<sup>th</sup>, 2020 Regular

**9. ADJOURN**

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

**CITY OF SEA ISLE CITY PLANNING BOARD**  
**Minutes of Regular Planning Board Meeting**  
**March 9<sup>th</sup>, 2020 @ 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, Mayor Desiderio, Mr. Greco, Mrs. Miller, Mr. McCann, Mr. Ferrilli, Mrs. Urbaczewski

**Absent:** Mr. Bonifazi, Councilman Edwardi, Ms. Steelman, Mr. McCusker,

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

~**Old Business:** N / A

~**NEW Business:**

1) **APPLICANT – Steve LAURIELLO (tenant) & 4310 Park Enterprises, LLC (owner) "Minor Site Plan Review"**  
@ 4310 Park Road/ Block: 43.05/ Lots: 5, 6, 7 & 8.01/ Zone C-3

**Proposed:** installation of food prep kitchen equipment for proposed food use

**Attorney:** Donald Wilkinson, Esq. representative on behalf of applicant and tenant, provides a brief summary of the Minor Site Plan Review for the proposed tenant fit-out, offers details pertaining to the property and layout of existing ice cream shop and rear structure being the one proposed under this application, changes for proposed food use and food preparation for take-out service exclusively and outdoor deck seating only for dining use, business name based on "Health Food Cafe" for now, and then addresses Mr. LaRosa and Ms. Lauriello for additional testimony on layout and specific business details.

**Professionals:** Carmen LaRosa, R.A. (Architect) offers testimony pertaining to the kitchen and food prep layout, comments on the food being similar to sushi type products that will not require any cooking, further explains how there are no intentions to have inside table seating and service and how there will be tables on the deck area for self-served outdoor seating for public use to sit and eat, and addresses ADA and other code compliant issues.

**Witnesses:** Steve Lauriello (tenant), Carly Lauriello (daughter/tenant) provides details of proposed kitchen plan and food preparation area for providing take-out only service of healthy choice foods which she notes is like a sushi form of chipolte and when asked notes for the record that all trash will go into trash cans between the two buildings which will be physically taken to a dumpster located across the street @ 4200 Park Rd for disposal as agreed too, and Joe Romano (owner/landlord) to answer any questions if necessary

**Exhibits:** A1 -proposed menu of healthy choice foods

**Board Comment:** questions are proposed and additional testimony provided on the signage, code compliant restroom and accessibility, hours of operation noted to be 7am-7pm, being on the bay will there be water access to establishment which at this time is no, and addressing reference to chicken which will be delivered pre-cooked and cubed for use

**Public Comment:** none

➤ Motion in the affirmative for minor site plan approval of health conscious take-out food service, including all items as discussed and Board Engineer report and comments; Mr. Greco makes motion, Mrs. Miller seconds, roll call – aye '7' in favor / none opposed

**~Resolutions:** N / A

**~Meeting Minutes to adopt:**

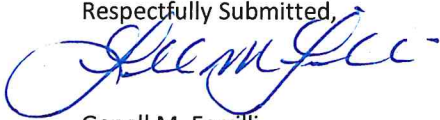
- Minutes of January 13<sup>th</sup>, 2020 Regular Meeting adopted. Mr. Ferrilli makes motion, second by Mrs. Miller, roll call those eligible to vote - *aye all '5' in favor / none opposed*

~With no further business

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

**Meeting Adjourned**

Respectfully Submitted,



Genell M. Ferrilli  
Planning Board Clerk