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*CITY OF SEA ISLE CITY*  
**PLANNING BOARD *SPECIAL MEETING* AGENDA**  
Tuesday, June 16<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. Old Business            N / A**

**6. NEW BUSINESS**

❖ **APPLICANT: Jersey Shore Properties, LLC**

*Property: 3901/3907 Landis Avenue, Block: 39.02 / Lots: 8.01, 8.02, 9.01 & 9.02*

*Proposed: demolish single family residence and enclose area with fence to use for outdoor dining in connection with the Pour House Restaurant*

*Relief Sought: Preliminary & Final Site Plan Review and Approvals*

**7. RESOLUTIONS            N / A**

**8. MEETING MINUTES            N / A**

**9. ADJOURN**

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

***CITY OF SEA ISLE CITY PLANNING BOARD***  
***Minutes of SPECIAL Virtual On-Line Planning Board Meeting***  
***June 16<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, & Mr. McCann joined late

**Absent:** Mr. Baldini, Mr. Bonifazi, Mayor Desiderio, 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)

~**NEW Business:**

1) **APPLICANT – Jersey Shore Properties, LLC "Preliminary & Final Site Plan Approval"**

@ 3901/3907 Landis Avenue, Block: 39.02, Lots: 8.01, 8.02, 9.01 & 9.02

**Proposed:** *demolish single family residence and enclose area with fence to use for outdoor dining*

**Attorney:** Andrew Catanese, Esq. representative on behalf of applicants begins with a summary of the approvals sought to create an outdoor dining area to be used in connection with the existing Pour House Restaurant as permitted in this zone as he introduces applicants and addresses expert witness Mark Gibson of Gibson Associates for professional testimony regarding the site and conditions, demolition, proposed improvements, code and ADA compliance, deliveries and services with city. Mr. Gibson continues with testimony regarding grading, fencing, lighting, temporary tent and dining layout, mobile trailer restrooms, landscaping and keeping things acceptable for the surrounding neighbors, in addition to explaining the signage variance being sought and how the hours of operation will be handled.

**Witnesses:** Michael Roberts, Ralph Pasceri and Patrick Pasceri (owners and members of the LLC) offer response to several business inquiries.

**Board Comment:** there are questions raised in regards to pilings, grading, and to explain the numerous 6 x 6s and other work that have already been done without approvals, as well as an inquiry into proposed lighting and when lights will shut down vs. what kind of lighting will remain on overnight, whether the outside bar will be permanent or not and proposed time for when serving of alcohol will stop, briefly discussed proposed landscaping and the exit/emergency lighting at all entrances/exits, and applicant submission of illumination plan for review by Engineer and Vice Chairperson prior to commencement.

**Public Comment:** Gerry Brangenberg @ 110-39th St West to speak in favor of project and compliment on how considerate the owners are with all their neighbors; Debbie Benkie @ 239-38th St to share being in favor of the project; Chris Carr (McLaughlin Const.) @ 4610 Central Ave to share the pleasant family environment they offer at their other location which is sure to be the same here and what a benefit this will be to the neighborhood and to the City especially with today's issues we are facing; Mike Taylor @ 137-38th St to express his great experience in the past with their other establishments and believes this will be handled with just as much class and consideration as a project and a business especially with the neighbors; Chip French @ 115-38th St which is the closest of his three properties to this and feels it is a beneficial project; Tom McGwyer @ 134-40th St as a year round resident wanted to express major issues with the parking problems it will create and questions the restrooms proposed and the hours of business that were discussed.

- Motion in the affirmative for Preliminary and Final Site Plan Approval, along with the sign variance as conditioned by the Planning Board; Mr. McCusker makes motion, Mr. Greco seconds, roll call – *aye '6' in favor / none opposed*

~Resolutions: N / A

~Meeting Minutes to adopt: N / A

~With no further business

➤ Motion to adjourn made by Ms. Steelman, second by Mr. McCusker, and all in favor with 'aye'

**Meeting Adjourned**

Respectfully Submitted,



Genell M. Ferrilli  
Planning Board Clerk