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CITY OF SEA ISLE CITY

PLANNING BOARD AGENDA of Regular Meeting

Monday, June 8th, 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
____ Antimo Ferrilli, Vice Chairperson
____ Michael Baldini
____ Philip Bonifazi
____ Mayor Leonard C. Desiderio
____ Councilman Frank Edwardi

____ Rodney Greco
____ Donna Miller
____ Frances Steelman
____ Alt. #1 Jack McCusker
____ Alt #2 Daniel McCann

5. NEW BUSINESS

❖ **APPLICANT: WALLASH, Joe dba: PLAYA BOWLS**

Property: 33 - 42nd Street, Unit 102, Block: 41.02 / Lots: 1 / Zone: C-1

Proposed: tenant fit-out for proposed food use to dba: "Playa Bowl"

Relief Sought: Preliminary and Final Site Plan Approvals

❖ **APPLICANT: John W. THOMAS, et als**

Property: 219 & 223 - 85th Street, Block: 85.04 / Lots: 17.02, 18.01, 18.02 & 19

Proposed: minor sub-division

Relief Sought: Minor Sub-division Approval

❖ **APPLICANT: 3xDQ, LLC c/o Donald Martin, dba: DAIRY QUEEN**

Property: 3500 Boardwalk, North Tower, Block/Lot: 35.01, 37.01

Proposed: tenant fit-out for a proposed "Dairy Queen"

Relief Sought: Minor Site Plan Review approval

❖ **APPLICANT: Frank EDWARDI**

Property: 336 - 40th Street, Block: 40.05 / Lots: 29, 30 & 31

Proposed: sub-division

Relief Sought: Minor Sub-division Approval and Hardship & Benefits Variances

6. RESOLUTIONS

℞ **RESOLUTION No. 2020-03-01:** 4310 Park Enterprises, LLC & Steve Lauriello
4310 Park Road / Block: 43.05 / Lots: 5, 6, 7 & 8.01 / Zone: C-3

7. MEETING MINUTES

➤ **MINUTES** of March 9th, 2020 Regular

8. ADJOURN

"Please note - changes are possible"

CITY OF SEA ISLE CITY PLANNING BOARD
Minutes of Regular Virtual On-Line Planning Board Meeting
June 8th, 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,

Absent: Mr. Baldini, Mr. Bonifazi, Mayor Desiderio, Councilman Edwardi, Mr. McCann, 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)

~**Announcements:**

Wallash Application for Playa Bowls Tenant Fit Out at 33 -42nd Street has requested to be continued to the July Meeting due to noticing.

Jersey Shore Properties, LLC Minor Site Plan Review at 3901 Landis Avenue has been requested for a Special Meeting to be held on Tuesday, June 16, 2020 due to a noticing error.

~**NEW Business:**

1) **APPLICANT – John THOMAS et als Revocable Trust "Minor Sub-Division Approval"**

@ 219 & 223 - 85th Street, Block: 85.04, Lots: 17.02, 18.01, 18.02 & 19, Zone R-2

Proposed: Minor Sub division approval with no variances needed

Attorney: Donald Wilkinson, Esq. representative on behalf of applicants provides a summary of the proposed minor sub-division of property all owned by the same family, which is based on the moving or adjustment of a lot line that voids a need for any variances and creates two equal size lots better known as a By-Right Sub-Division.

Board Comment: it is noted for the record that monuments will be required and a performance bond required to be posted until monuments are set and approved

Public Comment: N/A

- Motion in the affirmative for Minor Sub-Division being a lot line adjustment that has no need for any variances as a By-Right Sub-division, including all items and conditions as discussed and agreed per Municipal Engineer; Mr. McCusker makes motion, Mrs. Miller seconds, roll call – *aye '5' in favor / none opposed*

2) **APPLICANT – 3XDQ, LLC. c/o Donald Martin dba" Dairy Queen "Minor Preliminary/Final Site Plan Approval"**

@ 3500 Boardwalk, Spinnaker Condominiums, Unit #15, Block/Lot: 35.01, 37.01, Zone C-4

Proposed: Minor Site Plan Approval

Attorney: Jeffrey Barnes, Esq. representative on behalf of applicants within LLC offers overall summary of who the applicants are and what they are proposing at this location they have acquired. He briefly reviews the proposed equipment including uses and layout, and specifics to business like hours, deliveries, signage, city services, etc., and last is mention of some inside seats and several outside benches

Witnesses: Donald Martin, one of the LLC members, provides testimony on the proposed use for this facility as a treat center only based on everything ice cream and hot dogs and offers details on the overall business operations and elaborates on the booster oven (glorified microwave) needed for some items and other equipment to be used

Board Comment: N/A

Public Comment: N/A

- Motion in the affirmative for Minor Site Plan to allow for transition from non-food use to food use, including conditional items; Mr. McCusker makes motion, Ms. Steelman seconds, roll call – *aye '5' in favor / none opposed*

3) APPLICANT – Frank EDWARDI "Minor Sub-Division & Variance Approval"

@ 336 - 40th Street, Block: 40.05, Lots: 29, 30 & 31, Zone R-2

Proposed: Minor Sub division approval and benefits variances

Attorney: F. Thomas Hillegass, Esq. representative on behalf of applicant provides a summary of the proposed minor sub-division of property into two equal size lots with full intentions of constructing a single family dwelling on each lot based on using John Hardy Fire Rated Siding, addresses why the aggregate side yard setback is no longer necessary, and as a condition of approval agrees to demolish the existing single family that is currently there before signing and filing any sub-division plans, as well as providing drafts of new deeds for review and approval.

Professionals: Carmen LaRosa, RA reviews specific details regarding the sub-division, bulk and C2 requirements compliance, and further details regarding the structures, dimensions, parking, and other requirements that will be met accordingly, including comment on bump outs

Witnesses: Frank Edwardi, owner and applicant, offers additional details regarding the fire rated siding, discusses the water and sewer lateral that will be necessary for proposed lot 29 and notes the deed restriction needed for the new deeds to be drafted

Board Comment: some clarifications are made regarding the variances and aggregate side yard setback not being necessary now, water/sewer lateral for lot 29, filing of a plat, as well as some question as to the driveway sizes that will require a revision to the drawing.

Public Comment: Marlene Denber @ 323-B JFK Blvd. in regards to some confusion regarding the sub-division and exactly how many lots and structures there will actually be and what kind of parking will be created and the number of stories and height of the buildings.

- Motion in the affirmative for a Minor Sub-Division into two (2) undersized 4,125 S/F lots with non-conforming minimum front yard width of 37.5 ft per lot which both require variance relief, aggregate side yard setback variance has been eliminated, additionally applicant has agreed to use Hardy Plank non-combustible material or similar on exterior of structures, lots will be deed restricted for single family dwellings only, sub-division plat will be filed, as well as any and all comments/conditions discussed or agreed to in Mr. Previti's Memorandum; Mr. Greco makes motion, Mr. McCusker seconds, roll call – *aye '5' in favor / none opposed*

~Resolutions:

Resolution # 2020-03-01 - 4310 PARK ENTERPRISES, LLC & Steve Lauriello

'Minor Site Plan Review Approvals' @ 4310 Park Road, B: 43.05, L: 5, 6, 7 & 8.01

- Memorialize Resolution # 2020-03-01; Mr. Greco makes motion, Mrs. Miller seconds, roll call those eligible to vote - *aye all 3 in favor / none opposed*

~Meeting Minutes to adopt:

- **Minutes of March 9th, 2020 Regular Meeting** adopted. Mrs. Miller makes motion, second by Mr. Greco, roll call those eligible to vote - *aye all '3' in favor / none opposed*

In closing there is a brief discussion in regards to the Executive Waiver that was drafted to provide the ability for applicants to begin work at their own risk on their projects until their application can be presented to the Planning Board for actual approvals, and how it has been found that work is being done and businesses are up and running before applications are being heard or even submitted, which is questioned with some concern.

~With no further business

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

Meeting Adjourned

Respectfully Submitted,



Genell M. Ferrilli
Planning Board Clerk