CITY OF SEA ISLE CITY

PLANNING BOARD

AGENDA for Monday, April 13th, 2026, 7:00 pm Meeting

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*

_______ Antimo Ferrilli, Chairperson
_______ Rodney Greco, Vice Chairperson
_______ Michael Baldini
_______ Philip Bonifazi
_______ Councilman Frank Edwardi
_______ Richard Hooper
_______ Donna Miller
_______ Michael O'Neil (Mayor Designee)
_______ Frances Steelman
_______ Alt. #1 Carmine Ragucci
_______ Alt #2 Jason Pellegrini

5. *NEW BUSINESS*

O **ORDINANCE No. 1735** entitled *AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE CITY OF SEA ISLE CITY, CHAPTER 28 ENTITLED "PLANNING AND ZONING FEES" TO UPDATE ESCROW FEES IN FEE SCHEDULE,* to the members of the Planning board for Master Plan Consistency review. This ordinance will have second reading, public hearing and final passage on Tuesday, April 28th, 2026, at 10:00 am

O **ORDINANCE No. 1736** entitled *"AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE CITY OF SEA ISLE CITY, CHAPTER 26 ENTITLED "ZONING" TO ADOPT AN UPDATED OFFICIAL ZONING MAP CONSISTENT WITH THE ZONING AMENDMENTS PROMULGATED IN ACCORDANCE WITH THE MASTER PLAN,* to the members of the Planning board for Master Plan Consistency review. This ordinance will have second reading, public hearing and final passage on Tuesday, April 28th, 2026, at 10:00 am

A **APPLICANT: SIX STRONG, LLC.** *(Preliminary & Final Minor Site Plan Review & Approval)*
Property: 5009 Landis Avenue, South Unit / Block 50.02/ Lot 1.02/ Qual. C-S/ Zone C-2
Proposed: for a tenant fit-out of the southern unit for retail sale of fruit bowls and related products
Relief Sought: for Preliminary & Final Minor Site Plan Review & Approval,

6. *RESOLUTIONS*

R **RESOLUTION No. 2026-03-03: CLD SIC, LLC.** *(Preliminary & Final Site Plan Review/Approvals & Hardship/Benefits Variances)*
@ 6400 Landis Avenue / Block 63.03, various lots and Block 64.03, various lots / Zone C-5

7. *MEETING MINUTES*

m *MINUTES* of Monday, March 9th, 2026 Planning Board Meeting.

8. *ADJOURN*

" Please note - changes are possible "

CITY OF SEA ISLE CITY PLANNING BOARD

Minutes of Monday, April 13th, 2026 @ 7:00 PM Planning Board Meeting

~**Meeting Called to Order** by Chairperson Mr. Ferrilli. All join for Pledge of Allegiance. Opening comments begin with the Open Public Meeting Act statement.

~**Planning Board Roll Call:**
Present: Mr. Baldini, Mr. Hooper, Mrs. Miller, Ms. Steelman, Mr. Pellegrini (Alt #2), & Mr. Ferrilli (C)
Absent: Mr. Bonifazi, Councilman Edwardi, Mr. O'Neill, Mr. Greco (V.C.) & Mr. Ragucci (Alt #1)
Professionals: Jon D. Batastini, Esq. of Garrett & Batastini (Planning Board Solicitor) & Andrew Previti, P.E., of Colliers Engineering & Design (Municipal & Board Engineer)

~**NEW Business:**

APPLICANT: ***SIX STRONG, LLC. c/o Friends of the Program, LLC.*** *(Minor Site Plan Review and Approvals)*
Property: 5009 Landis Avenue, South Unit / Block 50.02 / Lot(s) 1.02 / Zone C-2
Proposed: for tenant fit out to the southern unit for retail sale of fruit bowls and related products
Relief Sought: for Minor Site Plan Review & Approval

Professionals: Donald Wilkinson, Esq. introduces Lisa Freeman (Applicant/Tenant) and Paul Kates PE (Professional Engineer) and briefly explains how there are two ground level commercial units and the applicant the tenant of the south unit, while the north unit is occupied by Mr. Morrisson's office and the building itself owned by Mr. Morrisson's Son. The applicant is proposing a type of fruit bowls business consisting of the sale fruit bowls, smoothies, wraps, salads, toast and coffee, and the only cooked food that will be chicken that is precooked when delivered with a note that they requested 1st early morning deliveries from 51st Street and then hand trucked in through the front door. Mr. Kates mentions that the applicant did reach out to the city regarding trash pick-up and the proposed 5' x 6' trash enclosure and gate, access to trash enclosure from building and stressing that there is no indoor or outdoor seating proposed. They reviewed the proposed signage, planters and plants to meet the landscape requirements and how deliveries will be handled, further explaining that the plan is for the trucks to park on 51st Street and hand truck items around through the front door, which the applicant notes is so they will not block parking on Landis Avenue and that she will try to schedule deliveries so it does not interfere with the adjacent neighbors. It was recommended that they consider contacting City Council to see if the curb could be painted yellow along 51st Street for this same reason.

Witnesses: Lisa Freeman (Applicant/Tenant) offers testimony about the business she will be calling "Goodness Bowls", that will be take out only with hours of operation from 7 am to 5 pm from Memorial Day to Labor Day and possible fall weekend hours depending on how business goes during the season, adding that there will only be 5 to 6 employees at any given time working, she is a retired teacher and has intentions of working at this location just about every day as well.

Exhibits: n/a

Board Comment: there is further discussion about trash removal, truck parking for deliveries and possible issues with blocking adjacent driveways where there was also mention of asking Council about painting the curb yellow, as well as some clarification on the proposed planting pots and types of plants to be used.

Public Comment: C. Smith, Jr. of adjacent property speaks in favor of the project and asks about parking for deliveries that could create a problem with him leaving for work if they block his driveway entrance, C. Smith owner of adjacent property comments on some paver work that was done and to recommend some type of barricade between the properties for safety purposes.

- Motion taken in the affirmative to approve Minor Site Plan Review and Approval; including comments and conditions as discussed and as outlined in Mr. Previti's engineer memorandum dated 4/8/2026; Mr. Baldini makes motion, Mr. Hooper seconds, roll call – *aye '6' in favor / none opposed and therefore GRANTED 6-0*

ORDINANCE No. 1735 *- AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE CITY OF SEA ISLE CITY, CHAPTER 28, ENTITLED "PLANNING AND ZONING FEES" TO UPDATE ESCROW FEES IN THE FEE SCHEDULE was reviewed and discussed by the Planning Board for a Master Plan Consistency and to provide review comments and recommendations to the City Clerk prior to the second reading and public hearing to be held on Tuesday, April 28th, 2026.*

Open discussion: the Board Solicitor explains how this ordinance is to increase the escrow fees in accordance with current rates for Professional Services provided by the City and the Planning Board.

- Motion in the affirmative Ordinance 1735 is not inconsistent with the master plan; Mr. Hooper makes motion, Mr. Baldini seconds, roll call of those eligible to vote – *aye '6' in favor / none opposed.*

Ø ***ORDINANCE No. 1736*** *- "AN ORDINANCE TO AMEND THE REVISED GENERAL ORDINANCES OF THE CITY OF SEA ISLE CITY, CHAPTER 26 ENTITLED "ZONING" TO ADOPT UPDATED OFFICIAL ZONING MAP CONSISTENT WITH ZONING AMENDMENTS PROMULGATED PER MASTER PLAN was reviewed and discussed by the Planning Board for a Master Plan Consistency and to provide review comments and recommendations to the City Clerk prior to the second reading and public hearing to be held on Tuesday, April 28th, 2026.*

Open discussion: the Board Engineer explains how the city has adopted various ordinances over the past several years that revised zoning districts, where this ordinance incorporates everything recommended by the Planning Board and reflects these changes on the new zoning map when adopted. He also notes that a workshop done earlier before the meeting was one of those properties the Planning Board recommended for re-zoning.

- Motion in the affirmative Ordinance 1736 is not inconsistent with the master plan; Mrs. Miller makes motion, Ms. Steelman seconds, roll call of those eligible to vote– *aye '6' in favor / none opposed.*

~***Resolutions:***

R ***RESOLUTION No. 2026-03-03: CLD SIC, LLC.*** *(Preliminary & Final Site Plan Review/Approvals & Hardship/Benefits Variances)*
@ 6400 Landis Avenue / Block 63.03, various lots and Block 64.03, various lots / Zone C-5

- Motion to memorialize Resolution 2026-03-03; Ms. Steelman makes motion, Mr. Baldini seconds, roll call of those eligible to vote – *aye '4' in favor / none opposed.*

~***Meeting Minutes to adopt:***

m *Minutes of the Monday, March 9th, 2026 Regular Planning Board Meeting*

- Motion to adopt minutes of the March 9th, 2026 meeting; Motion made by Mrs. Miller, second by Ms. Steelman, roll call of those eligible to vote - *aye all '4' in favor / none opposed.*

~With no further business

- Motion to adjourn made by Mr. O'Neill, with unanimous all in favor 'aye'.

Meeting Adjourned

Respectfully Submitted,

Genell M. Ferrilli
Planning Board Clerk