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CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT

'SPECIAL VIRTUAL MEETING'
TUESDAY, DECEMBER 22nd, 2020 @ 7:00 pm

AGENDA

1. Called 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 Zoning 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, Sea Isle City Web Site and published in the Atlantic City Press and/or Ocean City Sentinel.

4. Roll Call

_____ Patrick Pasceri, Chairperson
_____ Patricia Urbaczewski, Vice Chair
_____ Jacqueline Elko
_____ Louis Feola, Jr.

_____ William Keller
_____ William McGinn
_____ Nathaniel Deal, Alt I
_____ Lenny Iannelli, Alt II

5. NEW/Continued BUSINESS

♦ **Applicant: GMH RESTAURANT HOLDINGS, LLC.**

(Flex 'C' & Use 'D' Variances, Site Plan Review & Approvals)

10 & 14-18 - 43rd Street / Block 43.01 / Lot(s) 12, 13 & 14 / Zone C-4

Proposed: demolish existing to construct a proposed outdoor restaurant with liquor license

Requesting: variance relief for use not permitted in zoning district with liquor license, relief for design elements such as landscaping fencing height, as well as additional variances and waivers as identified by Board and Professionals

6. Adjourn

* Please note - changes are possible *

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
Minutes of SPECIAL Virtual Meeting
Tuesday, December 22nd, 2020 @ 7:00 PM

~**MEETING CALLED TO ORDER:** by acting Chairperson Mr. McGinn. All join in saying the Pledge of Allegiance followed by Open Public Meetings Act statement.

~**BOARD ROLL CALL:**

Present: Ms. Elko, Mr. Feola, Mr. Keller, Mr. McGinn, Mr. Deal

Absent: Mr. April, Mrs. Urbaczewski, Mr. Pasceri

Professionals of Board in attendance to participate: Mr. Christopher Gillin-Schwartz, Esq., Zoning Board Solicitor and Mr. Andrew A. Previti, P.E. of Maser Consulting, Board Engineer.

~**Announcements:**

Mr. Gillin-Schwartz explains the meeting procedure step by step details, with specific attention to muting in consideration of those who are speaking or when public comment begins, in addition to addressing the application and the noticing procedure and requirements have been met accordingly and satisfied.

~**NEW BUSINESS:**

1) APPLICANT - GMH RESTAURANT HOLDINGS III, LLC. dba: 'THE POINT'

@ 43rd Street and Pleasure Avenue, B: 43.01, L: 12, 13 & 14, Zone: C-4

PROPOSED: proposed outdoor seating only restaurant with a liquor license

-Representative: Andrew Catanese, Esq. of Monzo, Catanese, Hillegass on behalf the applicants & contract purchasers' of the Springfield Inn & Carousel Bar provides a brief explanation of the Preliminary and Final Major Site Plan Approvals for the construction of an outdoor restaurant with liquor sales in the city C-4 beach commercial zoning district, and the Use, Bulk and any other variances and waivers as deemed necessary. He briefly touches on prior projects, other approvals previously granted, liquor and control board details and how they have worked through all aspects of this project in association with the surrounding area and neighbors (which the applicant reached out too).

-Professional Witness(s): Carmen LaRosa, R.A. (Architect) begins with a brief summary of existing structure known as the Springfield Inn and how this dilapidated structure is in such need of being removed, as he proceeds with testimony regarding property layout, details of each individual proposed structure and it's use like the tiki bar huts and kitchen, portions accessible by and for patron use, trash removal and other utility and mechanical details operations. Next John Halbruner, P.E. (Engineer) reviews his credentials before proceeding with actions taken to push demolition of the existing unsafe structure and continuing with details about the site, the area in and around the property in conjunction with the abutting properties and uses accordingly. He then references the site plan as he provides detailed testimony regarding what is proposed, including each of the structures and use details for each, how all operations from the actual business to deliveries, operating hours, seating, ADA accessibility, plantings, fencing, signage and other materials/finishes, etc. that will work in conjunction with the theme and atmosphere being proposed. Lastly he reviews the positive and negative criteria that have been satisfied and how this project will benefit and enhance the area, be aesthetically pleasing and provide that tropical theme and beach like atmosphere. Abby Sacunas as general council for applicant is present to answer any specifics necessary.

-Witness(s): GMH Restaurant Holdings managing member Gary Holloway expresses appreciation and provides testimony about himself, the history behind how this originated, how successful this same business has been at their location in Somers Point and their hopes for the same success from the one they are proposing here in Sea Isle, as he further provides details regarding the business, fencing, music, what will be offered, and specifics of operations.

-Exhibits: A-1 -GMH Point Architecture Plan, A-2 -GMH Point Site Plan, A-3 -GMH Point Survey, A-4 -GMH Point Construction Letter, A-5 -GMH Point Application & supporting documents, A-6 -GMH Point Zoning Board Memorandum, A-7 -GMH Point Site Plan Check List Requirements, A-8 -GMH Point Exhibit Alley (from east), A-9 -

GMH Point Exhibit Alley (from west), A-10 -GMH Point Exhibit Corner view, A-11 -GMH Point Exhibit Promenade View, A-12 -GMH Point Exhibit Southeast View, A-13 -GMH Point Exhibit South- west View, A-14 -GMH Point Exhibit Photo 1, A-15 -GMH Point Exhibit Photo 2, A-16 -GMH Point Exhibit Photo 3, A-17 -GMH Point Exhibit Photo 4, A-18 -GMH Point Exhibit Unsafe Structure Letter.

-*Board Comment:* there is a request for how they plan on protecting the newly installed curb/sidewalk/ADA ramp along the street, there is discussion regarding the easement, an inquiry is made as to how many people this will actually accommodate once Covid restrictions are lifted, there is mention of the zoning district and the balance in benefits far outweighing any detriments, how visual environmental improvements would be a nice addition to the town, note of support for being non-residential in use and how the proposed use will be far less intense than previous approvals and will open up and enhance the area.

-*Public Comment:* Tony Desiderio as Condo rep of neighboring condominiums met with applicant in regards to addressing their concerns about noise, aesthetics and capacity. Don Kaczmar living in condos next door questions the proposed wall size and where kitchen vents will be located and release, Phyllis Evans of across the street speaks in favor of the project and what an improvement it will be from what is there now, Steven DeCredico indicates being in favor of project but notes not increasing density and exacerbating parking and questions CAFRA and permit-by-rule which is likely, Brian Kornuszko to express being in favor of the project because of the open air and reducing density, Elizabeth Quinn asks for assurances regarding music times and level and also questions CAFRA process, John King being a board member of adjoining condominiums adds to Tony Desiderio's comments and notes concern with noise, Nancy Brewer-Carsen notes her concerns and does not see the value in granting any variances, Claudia Vanderslice speaks against the application and feels it belongs in this area and will negatively impact the neighbors, Paula Kralovec speaks against the project and relief being sought and does not see it as a good fit to the neighborhood, Daniel McCann notes support of the application and commends the applicant on all their communication with the neighbors, Christopher Glancey notes all of his community involvement over the years and indicates his support for the project and emphasizes the outdoor areas and improvement in the range of businesses offered in the town.

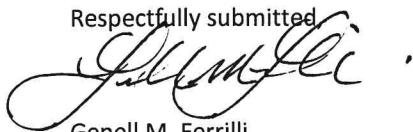
- Motion in the affirmative for Preliminary and Final Site Plan Approval, Use Variance and variance relief on Street Trees, Landscaping, Fence heights, and provision of the Architectural Design Standards pursuant to Sea Isle City Code, proposed signage location, as well as loading zone, trash collection, pre-construction meeting, outdoor dining within the Promenade right-of-way and the easement crossing the site to the promenade, submission of revised plans incorporating all items as discussed and agreed, including comments per Mr. Previti's Report; Motion by Ms. Elko, Mr. Keller seconds, roll call *aye '5' in favor/ nay 'none' opposed*; therefore PASSED 5-0 in favor

~With no further business

- Motion to adjourn by Mr. Keller, second by Mr. McGinn, with all in favor and so moved

MEETING ADJOURNED

Respectfully submitted



Genell M. Ferrilli
Board Secretary
City of Sea Isle City Zoning Board