

**CITY OF SEA ISLE CITY**  
**PLANNING BOARD**  
**AGENDA of Regular Meeting**  
**Monday, September 9<sup>th</sup>, 2024, 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**

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

**5. NEW BUSINESS**

**📁 APPLICANT: 42<sup>nd</sup> PLACE, LLC. "Mixed Use Development"**

*(Preliminary & Final Site Plan Approval w/Hardship & Benefits Variances)*

*Property: 118 – 40<sup>th</sup> Street AKA: 4000 Landis Avenue/ Block 40.03/ Lot(s) 1.04,4,12,20,21,22,23 &24/ Zone C-5*

*Proposed: to demolish existing structures and develop mixed-use consisting of 26 one-bedroom hotel units, 20 fee simple condos and hotel amenities including a restaurant with indoor/outdoor bar, pool, and bakery/coffee shop*

*Relief Sought: for Preliminary & Final Major Site Plan Review & Approval with variances.*

**6. RESOLUTIONS**

**℞ RESOLUTION No. 2024-07-01: Sea Isle City Planning Board Re-organization for Calendar Year 2024-2025**

*To adopt Planning Board Re-organization for Calendar Year 2024 – 2025 and any appointments, re-appointments, Board's Professional Services, Board's choice of Publication, and Meeting Schedule labeled Exhibit 'B' for Calendar Year 2024-2025.*

**℞ RESOLUTION No. 2024-07-02: Re-appointment of Sea Isle City Planning Board Solicitor Services**

*To adopt Resolution Authorizing Award of Non-Fair & Open Professional Services Contract for Planning Board Solicitor*

**7. MEETING MINUTES**

**☞ MINUTES** of July 8<sup>th</sup>, 2024 Planning Board Meeting.

**8. ADJOURN**

*" Please note - changes are possible "*