

**CITY OF SEA ISLE CITY**  
**PLANNING BOARD**

**AGENDA of Regular Meeting**

**Monday, NOVEMBER 13<sup>th</sup>, 2023, 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's Designee)
_____ Michael Baldini	_____ Frances Steelman
_____ Philip Bonifazi	_____ Alt. #1 Vicki Feeney
_____ Councilman Frank Edwardi	_____ Alt #2 Carmine Ragucci
_____ Richard Hooper	

**5. Continued Business:**

- Planning Board Sub-Committee's Final Draft of "Recommended Changes to Swimming Pool Regulations" for the Planning Board's review prior to submission to Administration / City Council.

**6. NEW BUSINESS:**

**❖ APPLICANT: 42<sup>nd</sup> PLACE ASSOCIATES, LLC. - Mixed Use Development**

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

*Property: 310 – 42<sup>nd</sup> Place / Block 41.05 / Lot(s) 12 & 13 / Zone C-3*

*Proposed: to construct a New Three (3) Story Mixed Use structure consisting of two (2) commercial units on ground level and two (2) residential units on the second & third levels*

*Relief Sought: for Preliminary & Final Site Plan Review & Approval and Hardship & Flex 'C' variance relief.*

**7. RESOLUTIONS     N / A**

**8. MEETING MINUTES**

*M* Minutes of Tuesday, October 10th, 2023 Regular Planning Board Meeting

**9. ADJOURN**

*"Please note - changes are possible"*

**THANK YOU !**

# **CITY OF SEA ISLE CITY PLANNING BOARD**

## **Minutes of November 13<sup>th</sup>, 2023 @ 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, Councilman Edwardi, Mr. Hooper, Mrs. Miller, Ms. Steelman, Mr. O'Neill (Alt #1), Mrs. Feeney (Alt. #2), Mr. Greco (V.C.) & Mr. Ferrilli (C.)

**Absent:** Mr. Bonifazi and Mayor Desiderio

**Professionals:** Jon D. Batastini, Esq. of Garrett & Batastini (Planning Board Solicitor) & Andrew Previti, P.E., of Colliers Engineering & Design (Municipal & Board Engineer)

~ **New Business:**

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

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

**Property:** 310 – 42<sup>nd</sup> Place / Block 41.05 / Lot(s) 12 & 13 / Zone C-3

**Proposed:** to construct a New Three (3) Story Mixed Use structure consisting of two (2) commercial units on ground level and two (2) residential units on the second & third levels

**Relief Sought:** for Preliminary & Final Site Plan Review & Approval and Hardship & Flex 'C' variance relief.

**Professionals:** Andrew Catanese, Esq. on behalf of 42<sup>nd</sup> Place Associates, LLC. and Managing Member Craig Rankin, introduces Project Engineer, Landscape Architect & Planner Mr. Vincent Orlando and Project Architect Mr. Joseph Scarpa of Hyland Group who are then sworn in along with Board Engineer Andy Previti, and provides a summary of the project being presented to the board explain the variance relief being sought in further detail. Mr. Scarpa offers his credentials and provides a visual of the plan as he reviews the dimensions and layout of the structure starting with the elevations, the commercial spaces on the lower level and residential units on the upper levels, as he further details construction calculations, wall construction, signage, exterior finishes, lighting and with interior details pertaining to the layout and square footage of each residential and commercial unit of which additional approvals may be necessary once a use is determined for each commercial unit. Mr. Scarpa further points out that the proposed structure was designed to enhance the neighborhood and incorporated screening HVAC units, a fire suppression system, flood panels and flood prevention of the structure. Mr. Orlando provides testimony regarding the Marine/Industrial C-3 Zone and the permitted uses explain how the size of the property, limited buildable area due to the non-buildable portion that is under water which made it necessary to seek relief for parking, driveway width, front yard setback, minimum building coverage of first floor and signage; continuing with detailed testimony regarding improvements to the bulkhead and deck areas, proposed free-standing sign, landscaping and irrigation, reviews the positive and negative criteria of the project, and notes how it was aesthetically designed to enhance and provide balance to the neighborhood and for the commercial to entice people to come shop or dine.

**Witnesses:** Craig Rankin (Applicant/Owner) for any history or questions about the vacant property or proposed project.

**Exhibits:** n / a

**Board Comment:** there is detailed discussion regarding code compliance, metering system, unit sizes, trash removal according to DPW, planting materials and saltwater tolerance, the type and details of the fire suppression system, possible future fit-out application depending on what the commercial will be, fencing, project progress and meetings.

**Public Comment:** Gerald Deery to speak in favor of project and the benefits it will have, Michael Monichetti speaks in favor of the project and commends what an upstanding member of the community the applicant is and what a benefit this project will be to the area, Rob Burcaw supports this project and feels it would be a wonderful addition to Fish Alley, Bob Rush offers some history and believes anything to be a beneficial improvement to Fish Alley, Matt Keefer to note what a nice improvement this will be to the area and , Tina Hrinko briefly touches on some history and feels that any project by the Applicant will be done with quality and for the community, Dave Stollsteimer to comment on the Applicant being very reputable and he supports the project, and Steve Morris, Esq. of Caravan & Morris Law Offices on behalf of neighboring businesses and surrounding area as he provides commentary on the project for the record in regard to several

foreseen issues such as noise to be aware of, and Christopher Glancey to point out what a benefit this project will be and fully supports the project.

- Motion in the affirmative to approve the Preliminary and Final Site Plan with bulk variance relief for proposed mixed use development, including items as discussed and agreed, conditions of approval and items in accordance with Engineer's Memorandum dated October 11, 2023, inclusive; Mrs. Miller makes motion, Ms. Steelman seconds, roll call – *aye '8' in favor / none opposed.*

~ **Sub-Committee Update:** Final Draft of Planning Board List of Recommendations that was submitted to Administration for forwarding to City Council for review regarding swimming pools.

~ **Resolutions:** N / A

~ **Meeting Minutes to adopt:**

*M- Minutes of the October 10th, 2023, Regular Planning Board Meeting*

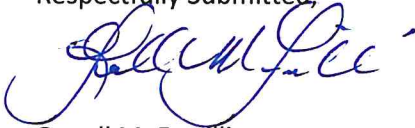
- Motion to adopt minutes of meeting made by Ms. Steelman, second by Mrs. Miller, roll call those eligible to vote - *aye all '7' in favor / none opposed.*

~With no further business

Motion to adjourn made by Mr. Baldini, with all in favor 'aye'.

~ **Meeting Adjourned**

Respectfully Submitted,



Genell M. Ferrilli  
Planning Board Clerk