

CITY OF SEA ISLE CITY
PLANNING BOARD
AGENDA of Regular Meeting
Tuesday, October 15th, 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 Carmine Ragucci
_____ Councilman Frank Edwardi	_____ Alt #2 Jason Pellegrini
_____ Richard Hooper	

5. NEW BUSINESS

☞ **APPLICANT: The LAMBERT Family (c/o Cody Lambert) "Mixed Use Development"**
(Preliminary & Final Site Plan Review and Approvals)

Property: 4411 Landis Avenue/ Block 44.02/ Lot(s) 1.01 & 2.01/ Zone C-1

Proposed: to demolish existing structure and construct a new mixed-use building consisting of a commercial gym on the ground level and four (4) three-bedroom residential units on the upper levels with one 1,499^{S.F.} & one 1,435^{S.F.} unit on each level

Relief Sought: for Preliminary & Final Site Plan Review & Approvals and any other relief deemed necessary.

☞ **APPLICANT: DOC 3, LLC. (c/o Michael Tramutolo & Maria Tramutolo) "Mixed Use Development"**
(Preliminary & Final Site Plan Approvals w/Hardship & Benefits Variances)

Property: 4615 Landis Avenue/ Block 46.02/ Lot(s) 1.01 & 1.02/ Zone C-1

Proposed: to demolish existing structure and construct a new mixed-use building with ground level commercial restaurant and four (4) 1,499^{S.F.} three-bedroom residential units on the two upper levels above

Relief Sought: for Preliminary & Final Major Site Plan Review & Approval, variances and any other relief deemed necessary

6. RESOLUTIONS

℞ **RESOLUTION No. 2024-09-01: 42nd PLACE, LLC. "Mixed Use Development"**
(Preliminary & Final Site Plan Approval w/Hardship & Benefits Variances)

7. MEETING MINUTES

/// **MINUTES** of September 9th, 2024 Planning Board Meeting.

8. ADJOURN

"Please note - changes are possible"

CITY OF SEA ISLE CITY PLANNING BOARD
Minutes of Tuesday, October 15th, 2024 @ 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, Mrs. Miller, Mr. O'Neill, Ms. Steelman, Mr. Pellegrini (Alt #2), Mr. Greco (V.C.) & Mr. Ferrilli (C)

Absent: Mr. Bonifazi, Councilman Edwardi, Mr. Hooper, & Mr. Ragucci (Alt #2)

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: The LAMBERT Family (c/o Cody Lambert) “ Mixed Use Development “**

(Preliminary & Final Site Plan Review and Approvals) @ 4411 Landis Avenue/ Block 44.02/ Lot(s) 1.01 & 2.01/ Zone C-1

Proposed: to demolish existing structure and construct a new mixed-use building consisting of a commercial gym on the ground level

Relief Sought: for Preliminary & Final Site Plan Review & Approvals and any other relief deemed necessary

Professionals: Daniel McCann, Esq. begins with a summary of the proposed project and the variance relief they will be requesting and introduces Mr. Vince Orlando PP & PE, Mr. Brian Newswanger RA, and applicants Cody and Makala Lambert and Father Christian Lambert also present, along with Mr. Andrew Previti PE (Board Engineer) are all sworn in before beginning any testimony. Mr. McCann reviews the current conditions explaining how the applicant is proposing to demolish the existing building and construct a mixed-use building consisting of a gym facility at ground level with four (4) three-bedroom residential units above. Mr. Newswanger offers his credentials and notes his previous experience working on gyms and fitness facilities and proceeds with testimony to the design of this project, reviews the entrance into and layout of the gym, details the residential units and storage closets that are proposed for each unit in the rear of the property, the fence and gate proposed for the trash enclosure, screening of mechanicals, roofing details, and carefully reviews the exterior finishes including exterior lighting and the exterior finish colors and materials proposed and a few other details specific to the aesthetic components of the structure adding how beneficial it will be to have a year-round commercial business with the four (4) residential units above is proposed to be a safer and code-compliant building. Mr. Orlando offers testimony pertaining to site plan details starting with the residential and ADA parking, adds comment on the trash enclosure fencing, concrete bollards and parking stops, the hidden driveway and site signage, the landscaping and irrigation proposed, and briefly note easement documents, sanitary and water, stormwater management and calculations, ingress/egress, curbing and curb cuts, and finish reviewing the positive and negative criteria, is a permitted use and will enhance the property and neighborhood.

Witnesses: Cody Lambert (Applicant and partner) offers testimony to owning the property for approximately 10 years, notes they are full time residents with one child and another on the way, and wants to tear down the current vacant building and build an esthetically pleasing mixed use building that will enhance the property and surrounding neighborhood.

Exhibits: A-1 pictures of proposed trees; A-2 easement

Board Comment: for the record it is noted this application had two (2) completeness reviews where one was held on July 8th, 2024, and the other on September 9th, 2024 which was also when the application was deemed complete to proceed before the board. There was some discussion regarding proposed exterior lighting and details, green space and landscaping with specific attention to the proposed plantings and irrigation system, details and layout for on-site and street traffic around the site, roofing and building height, glass façade at ground level, trash enclosure and removal, fire prevention and the fire suppression system and the Fire Department's report, in addition to reviewing whether the City's Architectural Design Standards were met, any requirements pertaining to the non-residential development fees and any other municipal, county, state or federal requirements are met, project construction procedures and construction meetings as required.

Public Comment: Andrew Catanese, Esq. on behalf of Crest Savings provides an easement (Exhibit A2) between the Crest Savings and the Lambert Family for access and egress from 45th Street to the applicant's property, Cynthia & Albino Reilly to ask for clarification on the drive area and parking to see what measures will be taken to prevent cars from crashing through to their building which is noted will have concrete parking stops and bollards. Pat Haffert feels it will be a positive improvement and to also ask about the parking with specific mention of the handicapped parking proposed. Teresa Downey wanted to comment about the City's parking issues and how adding more residential will create even more issues. Tony Grdinich is operator of The Colonade and wanted to express her excitement over having an open gym nearby especially with a son in the service who goes to the gym daily and for their clientele.

- Motion taken in the affirmative to approve Preliminary and Final Site Plan Review and Approval, variances, waiver from site plan scale, including all comments and conditions as discussed, agreed and as outlined in Mr. Previti's engineer memorandum dated 10/2/2024; Mr. Greco makes motion, Ms. Steelman seconds, roll call – *aye '7' in favor / none opposed and therefore GRANTED 7-0*

~Resolutions:

RESOLUTION No. 2024-09-01: 42nd PLACE, LLC. " Mixed Use Development "

(Preliminary & Final Site Plan Approval w/Hardship & Benefits Variances) @ 4411 Landis Ave, B-42.02,L-1.01 & 2.01, Z-C1

- Motion to memorialize Resolution No. 2024-09-01, including corrections as discussed; Motion made by Mr. Baldini, second by Ms. Steelman, roll call of those eligible to vote - *aye all '4' in favor / none opposed.*

~Meeting Minutes to adopt:

Minutes of the September 9th, 2024 Regular Planning Board Meeting

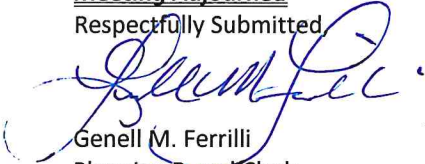
- Motion to adopt minutes of the September 9th, 2024 meeting; Motion made by Ms. Steelman, second by Mr. Baldini, roll call of those eligible to vote - *aye all '4' in favor / none opposed.*

~With no further business

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

Meeting Adjourned

Respectfully Submitted,



Genell M. Ferrilli
Planning Board Clerk