

CITY OF SEA ISLE CITY
PLANNING BOARD
AGENDA of Regular Meeting
Monday, December 9th, 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: FOUR JRs, LLC. (c/o Frank Edwardi) "Minor Sub-Division Approvals extension"
(Extension of Minor Subdivision Approvals & Benefits Variances previously granted & expired)

Property: 336 – 40th Street/ Block 40.05/ Lot(s) 29, 30 & 31/ Zone R2

Proposed: to demolish structure and sub-divide overall parcel into two separate but identical parcels @ 37'5" x 110' and 4,125 sq. ft. each
Relief Sought: for Preliminary & Final Minor Sub-Division Review & Approval, variances, and any other relief deemed necessary

6. RESOLUTIONS

7. MEETING MINUTES

m MINUTES of Tuesday, November 12th, 2024 Planning Board Meeting.

8. ADJOURN

CITY OF SEA ISLE CITY PLANNING BOARD
Minutes of Monday, December 9th, 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, Mr. Ragucci (Alt #2), Mr. Greco (V.C.) & Mr. Ferrilli (C)

Absent: Mr. Bonifazi, Councilman Edwardi, Mr. Hooper, Ms. Steelman, & Mr. Pellegrini (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:** *FOUR JRs, LLC. (c/o Frank Edwardi) "Minor Sub-Division Approvals extension"*

(Extension of Minor Subdivision Approvals & Benefits Variances previously granted & expired)

Property: 336 – 40th Street/ Block 40.05/ Lot(s) 29, 30 & 31/ Zone R2

Proposed: to demolish existing structure and sub-divide overall parcel into two (2) separate, but identical, parcels @ 37'5" x 110' and 4,125 sq. ft. per parcel

Relief Sought: to re-approve Preliminary & Final Minor Sub-Division Review & Approval, variances, and any other relief deemed necessary

Professionals: Andrew Catanese, Esq. on behalf of the applicant, introduces and has Frank Edwardi sworn in, then offers a summary of the prior approvals granted in 2020 for the minor sub-division of one large 8,250 sq. ft. parcel into two identical 4,125 sq. ft. parcels, which required variance relief for both the lot area and lot width, in addition to being deed restricted for single family development only and with no real changes since the first application was submitted, except for code compliance upgrades, are seeking to have the approvals re-granted so they can proceed in filing them with the County, now that the old structure has been demolished.

Witnesses: Mr. Frank Edwardi (Four JRs, LLC.) explains the photographs entered into exhibit from when original application was made in 2019 and another more recent from 2022, as he points out the construction of a new two family dwelling on the neighboring lot to the west and that sprinklers were never discussed, so hardy board siding was proposed for fire protection purposes and verified acceptable.

Exhibits: A1 – aerial photographs

Board Comment: there is mention of a bond or a monument being set as the subdivision and there is some discussion regarding the elevation being adjusted and that Lot 29 will require a new water service and sewer lateral. There is further discussion regarding the deed restrictions and that this street under a Moratorium until April of 2028 but there is provision that could help with it and was confirmed any existing structures have now been removed and the side yard setback remains conditional to change from 7' to 7-1/2' for the side yard setback.

Public Comment: N / A

- Motion taken in the affirmative to approve Preliminary and Final Site Plan Review and Approval together with variances and waiver relief; including comments and conditions as discussed and as outlined in Mr. Previti's engineer memorandum dated 12/4/2024; Mr. Greco makes motion, Mr. Ragucci seconds, roll call – *aye '6' in favor / none opposed and therefore GRANTED 6-0*

~**Resolutions:** N / A

~**Meeting Minutes to adopt:**

ℓ **Minutes of the Tuesday, November 12th, 2024 Regular Planning Board Meeting**

- Motion to adopt minutes of the November 12th, 2024 meeting; Motion made by Ms. Steelman, second by Mr. Ferrilli, roll call of those eligible to vote - *aye all '7' in favor / none opposed.*

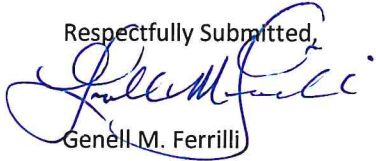
~The Board Engineer offers an update to the Doc 3, LLC. application which will most likely need another completeness review workshop and to re-notice as well, which the Chairperson agrees with and brings up another issue regarding transformers that are an eye sore and a safety issue, because they are being placed in the right of way and are problematic for pedestrians to get around especially with a stroller or even a wheelchair, that really need to be addressed with City Council for changes to be made to the ordinance. Otherwise the completeness review prior to the meeting needs to do more so it looks like there will be no new business at the next meeting.

~With no further business

- Motion to adjourn made by Mr. Greco, and second by Ms. Steelman, with unanimous all in favor 'aye'.

Meeting Adjourned

Respectfully Submitted,



Genell M. Ferrilli

Planning Board Clerk