

**CITY OF SEA ISLE CITY**  
**PLANNING BOARD**  
**AGENDA of Regular Meeting**  
**Monday, JUNE 10<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: Jonathan & Danielle LEONHARDT (tenants)** (Final Minor Site Plan Approvals)  
*Property:* 4315 Landis Avenue, Unit G / Block 43.02 / Lot(s) 1.01 & 2.01 / Zone C-1  
*Proposed:* fit out for "Juice Pod" commercial food use for the sale of juice products  
*Relief Sought:* for Final Minor Site Plan review and approval.

**6. RESOLUTIONS N / A**

**7. MEETING MINUTES**

/// MINUTES of May 13<sup>th</sup>, 2024 Regular Planning Board Meeting.

**8. ADJOURN**

" Please note - changes are possible "

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

## **Minutes of June 10, 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, Mr. Hooper, Mrs. Miller, Mr. O'Neill, Ms. Steelman, Mrs. Feeney (Alt #1), Mr. Ragucci (Alt #2), Mr. Greco & Mr. Ferrilli

**Absent:** Mr. Bonifazi, Mayor Desiderio, Councilman Edwardi

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

**~Welcome New Board Member:** Mr. Carmen Ragucci, is sworn in to fulfill Alternate No. 2 of the Sea Isle City Planning Board

**~NEW Business:**

📁 **APPLICANT: Jonathan & Danielle LEONHARDT dba: JUICE POD** (Final Minor Site Plan Approvals)

**Property:** 4315 Landis Avenue, Unit G / Block 43.02 / Lots 1.01 & 2.01 / Zone C-1

**Proposed:** fit out for commercial food use dba: Juice Pod to prepare and sell healthy food choices and fruit juices

**Relief Sought:** for Final Minor Site Plan review and approval

**Professionals:** Donald Wilkinson, Esq. introduces Mr. Paul Kates, PA (Architect) and Mr. Jonathan Leonhardt (Applicant) who are sworn in along with Mr. Andrew Previti, Municipal Board Engineer. Mr. Wilkinson summarizes the proposed tenant fit-out changing an existing retail space that is currently empty into a food service establishment to prepare juice products and healthy food alternatives just like their other establishment on the Promenade at 11 -43<sup>rd</sup> Street. Mr. Kates offers testimony pertaining to the current building and surrounding area as he reviews several items they tried to address on their new drawing and provides details regarding signage, trash removal, proposed Health Inspection and with no inside dining they plan to apply for outdoor dining approval. There is mention of splitting the one bathroom into two (2) separate bathrooms, even though this is proposed as a walk-in over the counter service for fruit juices, smoothies, and healthy food items. Testimony continues with the interior layout of the counters, food prep area and some other items that were not shown on the drawings and when the inadequate information that was provided is questioned, the applicant's attorney points out that it is mid-June, believes the place is more than adequate for operating this business, and that time is of the essence to get his business opened and operating.

**Witnesses:** Mr. Leonhardt (Applicant) offers testimony regarding the services they provide at this and their 17 other locations, the proposed hours of operation from 8am to 4pm, deliveries all expected before 9am and never left outside, trash removal, and how they hope that expanding their business with this 2<sup>nd</sup> location will alleviate the long lines at their 43<sup>rd</sup> and Promenade location. He continues testimony about how their grilled chicken is precooked before being delivered and there is no cooking other than toasting, the proposed operations, the number of employees and job expectations.

**Exhibits:** Revised drawing

**Board Comment:** there was some discussion regarding how much has been changed since the workshop was done, questions the doors on the plans and why there is a glass door leading from the exterior directly into a bathroom, which is noted to be a mechanical room. There are some questions as to where they propose to place an ADA restroom since it will not fit where shown. It was further recommended for them to revise the drawings because there is not enough detail provided and a large section shown on the drawings that is not even affiliated with this project and not enough information or details on the drawings, so it was recommended that they address these items and submit it for review and approval by the Municipal Board Engineer before moving forward with anything. Additional clarification was asked for regarding the reference to Unit 'G' and the Master Deed, followed by a lengthy discussion on whether to move forward with a vote or have the applicant revise and resubmit the application over again. In closing, it was noted that this was not thought out very well and since there were changes made after the workshop and not submitted, that it would be better to revise and resubmit for another completeness review before returning to the board again. (The Board Solicitor reviews all options available to the Board Members prior to any action being taken)

**Public Comment:** N / A

- Motion in the affirmative for minor site plan approval per Board Engineer based on conditions to include resolution of the space within unit, to include depiction of bathroom, counter area, food prep station, landscaping plan with planters, and clear indication on plans for deliveries off of 44<sup>th</sup> Street (all to be approved by Engineer), and all-inclusive details and any items as discussed and agreed including all conditions of approval and all items as outlined in Engineer's Memorandum dated May 29, 2024 inclusive; Mr. Greco makes motion, Mr. O'Neill seconds, roll call – aye '5' in favor / '4' opposed and therefore granted 5-4.

**~Meeting Minutes to adopt:**

**III. Minutes of the May 13, 2024 Regular In-Person Meeting**

- Motion to adopt minutes of the May 13<sup>th</sup>, 2024 meeting; motion made by Mrs. Miller, second by Ms. Steelman, roll call of those eligible to vote - *aye all '7' in favor / none opposed.*

~ There is a brief discussion to review the status of the upcoming applications submitted to come before the Planning Board for a Mixed-Use Development Application on the proposed 'Ludlam' project as submitted by 42<sup>nd</sup> Place, LLC. (applicant) on the property identified as 4000 Landis Avenue, also identified as 118 -40<sup>th</sup> Street, Mixed Use Development for Doc3, LLC. at 4615 Landis Avenue and another Mixed Use Development for The Lambert Family at 4411 Landis Avenue.

~With no further business

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

**Meeting Adjourned**

Respectfully Submitted,



Genell M. Ferrilli  
Planning Board Clerk