

CITY OF SEA ISLE CITY
PLANNING BOARD
AGENDA of Regular Meeting
Monday, JULY 8th, 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

➔ **PLANNING BOARD RE-ORGANIZATION for the 2024 – 2025 Calendar Year**

- Appoint/ Re-appoint Board Members and Board Professionals.
- Approve Planning Board Meetings (& Work Sessions) Schedule for Calendar Year July 1, 2024, thru June 30, 2025.

6. RESOLUTIONS

℞ **Resolution No. 2024-06-01: Jonathan & Danielle LEONHARDT (tenants)** (Final Minor Site Plan Approvals)
@ 4315 Landis Avenue, Unit G / Block 43.02 / Lot(s) 1.01 & 2.01 / Zone C-1

7. MEETING MINUTES

≡ **MINUTES** of June 10th, 2024 Planning Board Meeting.

8. ADJOURN

“ Please note - changes are possible ”

CITY OF SEA ISLE CITY PLANNING BOARD

Minutes of July 8th, 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, Mr. Ragucci (Alt #2), Mr. Greco (V.C.) & Mr. Ferrilli (C.)

Absent: Mr. Bonifazi, Mayor Desiderio, Councilman Edwardi & Mrs. Feeney (Alt #1)

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

~**NEW Business:**

❖ **RE- ORGANIZATION of PLANNING BOARD for 2024 - 2025 CALENDAR YEAR:**

Board Member re-election of Chairperson, Vice Chairperson, Board Secretary, Professional Solicitor, Professional Engineer, select Publications and approval of Calendar Year 2024 - 2025 Planning Board Meeting/Workshop Schedule.

- Re-appointing of Chairperson: Mr. Antimo Ferrilli; Motion made by Mr. Greco, second by Ms. Steelman; roll call of those eligible to vote - 8 ayes / 0 nays for a unanimous 8-0 in favor.
- Re-appointing of Vice Chairperson: Mr. Rodney Greco; Motion made by Mr. Hooper, second by Mr. Ferrilli; roll call of those eligible to vote -8 ayes / 0 nays for a unanimous 8-0 in favor.
- Re-appointing of Board Secretary, Mrs. Genell Ferrilli; Motion made by Ms. Steelman, second by Mrs. Miller; roll call of those eligible to vote -8 ayes / 0 nays for a unanimous 8-0 in favor.
- Re-appointing of Planning Board Engineer: Mr. Andrew Previti of Collier's Engineering Design & Re-appointing of Planning Board Solicitor: Mr. Jon Batastini of Garrett & Batastini, PA; Motion made by Mrs. Miller, second by Ms. Steelman; roll call of those eligible to vote -8 ayes / 0 nays for a unanimous 8-0 in favor.
- Re-appointing of Ocean City Sentinel as Primary newspaper and The Herald as Secondary newspaper for publication; Motion made by Ms. Steelman, second by Mrs. Miller; roll call of those eligible to vote - 8 ayes / 0 nays for a unanimous 8-0 in favor.
- 2024-2025 Planning Board Regular Scheduled Meetings, titled Exhibit 'A', incorporating site plan and completeness review meetings; Motion made by Ms. Steelman, second by Mrs. Miller; roll call of those eligible to vote - 8 ayes / 0 nays for a unanimous 8-0 in favor.

~**Resolutions:**

℞ **RESOLUTION # 2024-06-01: Jonathan & Danielle LEONHARDT dba: JUICE POD** (Final Minor Site Plan Approvals)
@ 4315 Landis Avenue, Unit G / Block 43.02 / Lots 1.01 & 2.01 / Zone C-1

- Motion to memorialize Resolution #2024-06-01, per discussion on record about the different areas of the application and project that were not addressed accordingly, how the applicant proceeded in working without following through on the items as discussed and agreed too and without the required final approvals and construction permits being obtained; Motion made by Mr. Baldini, second by Mr. Greco; roll call of those eligible to vote - aye all '8' in favor / none opposed
- Motion of the Planning Board for Board Solicitor to issue a letter in regard to serious issues with this applicant moving forward on their project without meeting the conditions and requirements as discussed and agreed at the June meeting, the lack of information provided at the time of application, not submitting the additional requested documentation as required, not obtaining any of the required permits or County approvals; Motion made by Mrs. Miller, second by Ms. Steelman; roll call of those eligible to vote - aye all '8' in favor / none opposed

~**Meeting Minutes to adopt:**

ℳ **Minutes of the June 10th, 2024 Regular In-Person Meeting**

- Motion to adopt minutes of the June 10th, 2024 meeting; Motion made by Mrs. Miller, second by Ms. Steelman, roll call of those eligible to vote - aye all '8' in favor / none opposed.

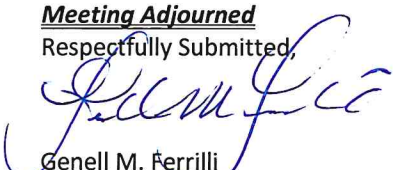
~ There is a brief status update on the three (3) mixed-use development applications that have been submitted, the proposed plan for completeness reviews and scheduling to be heard, once they are deemed complete.

~With no further business

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

Meeting Adjourned

Respectfully Submitted,


Genell M. Ferrilli
Planning Board Clerk