

**CITY OF SEA ISLE CITY**  
**PLANNING BOARD**  
**AGENDA of Regular Meeting**  
**Monday, September 9<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 Carmine Ragucci
_____ Councilman Frank Edwardi	_____ Alt #2 Jason Pellegrini
_____ Richard Hooper	

**5. NEW BUSINESS**

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

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

*Property: 118 – 40<sup>th</sup> Street AKA: 4000 Landis Avenue/ Block 40.03/ Lot(s) 1.04,4,12,20,21,22,23 &24/ Zone C-5*

*Proposed: to demolish existing structures and develop mixed-use consisting of 26 one-bedroom hotel units, 20 fee simple condos and hotel amenities including a restaurant with indoor/outdoor bar, pool, and bakery/coffee shop*

*Relief Sought: for Preliminary & Final Major Site Plan Review & Approval with variances.*

**6. RESOLUTIONS**

**℞ RESOLUTION No. 2024-07-01: Sea Isle City Planning Board Re-organization for Calendar Year 2024-2025**

*To adopt Planning Board Re-organization for Calendar Year 2024 – 2025 and any appointments, re-appointments, Board's Professional Services, Board's choice of Publication, and Meeting Schedule labeled Exhibit 'B' for Calendar Year 2024-2025.*

**℞ RESOLUTION No. 2024-07-02: Re-appointment of Sea Isle City Planning Board Solicitor Services**

*To adopt Resolution Authorizing Award of Non-Fair & Open Professional Services Contract for Planning Board Solicitor*

**7. MEETING MINUTES**

**/// MINUTES of July 8<sup>th</sup>, 2024 Planning Board Meeting.**

**8. ADJOURN**

*" Please note - changes are possible "*

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

## **Minutes of September 9<sup>th</sup>, 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, Councilman Edwardi, Mr. Hooper, Mr. O'Neill, Ms. Steelman, Mr. Ragucci (Alt #2), & Mr. Ferrilli (C) and Mr. Jason Pellegrini is sworn in to fulfill the unexpired term of Mrs. Feeney who resigned as Alternate Member of the Board.

**Absent:** Mr. Bonifazi, Mrs. Miller, & Mr. Greco (V.C.)

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

~**NEW Business:**

There is a note for the record that two Board Members have conflict, therefore Mr. Edwardi who does work for the applicant and Mr. Pellegrini who owns within 200' of the property have stepped down.

❖ **APPLICANT: 42<sup>nd</sup> PLACE, LLC. "Mixed Use Development"** (Preliminary & Final Site Plan Approval w/Hardship & Benefits Variances)

Property: 118 – 40<sup>th</sup> Street AKA: 4000 Landis Avenue/ Block 40.03/ Lot(s) 1.04,4,12,20,21,22,23 &24/ Zone C-5

Proposed: to demolish existing structures and develop mixed-use consisting of 26 hotel units, 20 fee simple condos and hotel amenities including a restaurant with indoor/outdoor bar, pool, and bakery/coffee shop

Relief Sought: for Preliminary & Final Major Site review and approval, along with variance relief and design waivers

**Professionals:** Michael Malinski, Esq. begins with a brief review of the project they are proposing, which has been before the Boards and previously approved, as he begins reviewing the list of variances they are seeking for the Mixed-Use Development consisting of 26 Hotel Suites, 20 fee simple Condominiums and hotel amenities that will include a restaurant with indoor/outdoor bar, a pool, bakery/coffee shop and introduces those present to give testimony. Sworn in are Andrew Bechtold, RA (Principal Architect), George W. Thomas, PE/PP/RA (Architect & Planner) and Applicant/LLC Partner Christopher Glancey, followed by Mr. Bechtold's testimony beginning with a photo rendering of the project as he explains the site layout showing the entrance, exit, traffic flow, parking and the hotel structure itself. They review the parking details showing the designated commercial parking, the required E.V. spaces and the 20 stacked parking spaces along the Western rear property line designated for the 20- fee simple residential condominiums, ingress/egress and vehicular traffic directions with special mention of the elevated parking that will be beneficial especially during flooding, curb cut details, business deliveries that should be more under the building out of the way, the HVAC equipment on the roof that will be screened and out of public view, the landscaping around the parking area that is also said to act as a type of buffer around the parking lot in addition to the proposed landscaping around the structure and around the upper level courtyard area, the free standing signage and signage details, trash removal that is noted will be via dumpsters, water and sewer, water runoff and surrounding properties, and briefly provides details specific to the exterior finishes and the exterior and site lighting. They address the affordable housing requirements and as requested explain that they were unable to incorporate it into the project and because this is mixed use and not just residential, they chose to pay \$731,426.00 into the funds to meet their requirements for affordable housing and will make sure any other local or government permits or approvals are addressed accordingly as well. In closing they review the positive and negative criteria adding that it has been a long process to get to this point and truly believe this proposed project will enhance the main corridor into Sea Isle and a major improvement aesthetically to the property and to the street corner.

**Witnesses:** Christopher Glancey (Applicant) offers testimony pertaining to the hotel which will have one bedroom, two bedroom and three-bedroom suites that will not be broken apart to book as separate rooms and that hotel rooms will not have kitchenettes. He reviews the businesses and the hours of operation with special mention that the hotel will be open all year round and amenities to accommodate events, live entertainment approximately 8 months out of the year, and believes the project they are proposing is the type of project the city would like to see on this property, as well as something the City needs.

**Exhibits:** n / a

**Board Comment:** there is some detailed discussion regarding the upper courtyard landscaping and the street trees and will include irrigation, there are questions raised about a possible encroachment agreement with the city for plantings within the city right of way and a deed restriction between La Costa and the City from years back to look into, CAFRA or any other government approvals needed, mention of a report provided by the interim fire chief and comments from public works are noted, there was some question about a low wall and columns and a waiver for a 6' buffer fence that is shown to have a two foot buffer area in front of it of which the applicant agrees to put plantings of some type along this buffer area, in addition to some clarification regarding flood elevations, grading, paving, pedestrian and vehicle traffic, the electrical service and underground transformer. There is an inquiry into possibly incorporating a clause in the resolution or somehow deed the hotel suites so they can never be sold off, which was followed by a closing note outlining the demolition and various phases of construction beginning with steel and concrete poured floors to building the structure, along with all on-site and off-site 'site' work and site/construction meetings that should be coordinated between the required and/or necessary individuals throughout the duration of the entire project.

**Public Comment:** Kenneth Martabano speaks in support of the project and notes what a nice addition it will be to the town; Frank Speziali from Four Winds Condos to ask if there is any type of construction schedule or timeline and to ask what type of methods are proposed for any type of piling or vibratory work and to express concern for the surrounding properties and buildings.

- 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 5/3/2024 and updated 8/19/2024; Mr. Hooper makes motion, Ms. Steelman seconds, roll call – *aye '6' in favor / none opposed and therefore GRANTED 6-0*

**~Resolutions:**

**℞ RESOLUTION No. 2024-07-01: Sea Isle City Planning Board Re-organization for Calendar Year 2024-2025**

To memorialize Resolution 2024-07-01 adopting Planning Board Re-organization for Calendar Year 2024 – 2025 and all appointments/re-appointments, Professional Services, choice of Publication, Meeting Schedule labeled Exhibit 'B' for Calendar Year 2024-2025, including Addendum to Resolution appointing new replacement alternate member; *Motion made by Mr. Baldini, second by Mr. Hooper, roll call of those eligible to vote - aye all '6' in favor / none opposed.*

**℞ RESOLUTION No. 2024-07-02: Re-appointment of Sea Isle City Planning Board Solicitor Services**

To adopt Resolution Authorizing Award of Non-Fair & Open Professional Services Contract for Planning Board Solicitor; *Motion made by Ms. Steelman, second by Mr. Baldini, roll call of those eligible to vote - aye all '6' in favor / none opposed.*

**~Meeting Minutes to adopt:**

**ℳ Minutes of the July 8<sup>th</sup>, 2024 Regular Planning Board Meeting**

- Motion to adopt minutes of the July 8<sup>th</sup>, 2024 meeting; Motion made by Ms. Steelman, second by Mr. Baldini, roll call of those eligible to vote - *aye all '6' in favor / none opposed.*

~ Mr. Ferrilli offers a brief status update on two upcoming mixed-use development applications that have been deemed complete and will be coming before the Board at the October Meeting and to stress the importance for everyone to attend.

~With no further business

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

**Meeting Adjourned**

Respectfully Submitted,



Genell M. Ferrilli  
Planning Board Clerk