

**CITY of SEA ISLE CITY**  
**ZONING BOARD OF ADJUSTMENT**  
**MONDAY, FEBRUARY 5<sup>th</sup>, 2024 @ 7:00 pm 'Regular Meeting'**  
**AGENDA**

**1. Called 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 Zoning 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, Sea Isle City Web Site and published in the Atlantic City Press and/or Ocean City Sentinel.*

**4. Roll Call**

_____ Patrick Pasceri, Chairperson	_____ Caryn Durling	_____ William McGinn
_____ Louis Feola, Jr., Vice Chair	_____ Jacqueline Elko	_____ Patrick Curtin Alt I
_____ Kenneth Cloud	_____ Lenny Iannelli	_____ Robert Tull, Alt II

**5. NEW BUSINESS**

**⚡ Applicant: JERSEY SHORE PROPERTIES, LLC. (Hardship/Bulk, Flex 'C' & 'D' Variances)**

@ 3901 & 3907 Landis Avenue / Block 39.02 / Lots 8.01, 8.02, 9.01 & 9.02 / Zone C-1

*Proposed:* to replace previously approved tent with a permanent roof and bar area, add additional covered deck to existing structure, add food trailer for outdoor food service, approve stage area, and replace previously approved bathroom trailer with larger bathroom trailer

*Requesting:* preliminary and final site plan approval with D-variance relief to permit accessory structures/uses that are not permitted in C-1 Zone; and bulk variance relief for impervious coverage, rear yard setback, accessory building height, and side yard setback (existing non-conforming)

**⚡ Applicant: 4420 PARK AVE, LLC. c/o R. Scarpato (Hardship/Bulk, Flex 'C' & 'D' Variances)**

@ 4422 Park Road / Block 44.05 / Lots 1 & 2.01 / Zone R-2a

*Proposed:* to replace existing duplex residence with a new duplex residence

*Requesting:* variance relief for to build on undersized lot and any other relief deemed necessary

**⚡ Applicant: REGFOUR ENTERPRISES, LLC.(c/o E. Fournaris (Hardship/Bulk Variances)**

@ 26 – 48<sup>th</sup> Street / Block 48.02 / Lots 9.02 & 10.03 / Zone R-2

*Proposed:* to construct an in-ground swimming pool in the rear yard of the west unit

*Requesting:* variance relief for distance from accessory structure (pool) to main structure and any other relief deemed necessary

**⚡ Applicant: CATERINA, James (Hardship/Bulk/Flex 'C' Variances)**

*(continuance requested to March Meeting)*

@ 134 – 87<sup>th</sup> Street, West / Block 88.02 / Lots 28.02, 29, 30 & 31.01 / Zone R2

*Proposed:* to construct rear yard addition to second and third floor of unit

*Requesting:* variance relief for lot coverage and any other relief deemed necessary

**6. Resolutions**

**⚡ Resolution No. 2024-01-01: DRAGONE, Javier & Maureen (Hardship/Bulk, Flex 'C' & 'D' Variances)**

@ 216 -92<sup>nd</sup> Street / Block 93.03 / Lots 49 & 50.01 / Zone R2

**⚡ Resolution No. 2024-01-02: 9 - 42<sup>nd</sup> Street, LLC. (Hardship/Bulk/Flex 'C' & Use 'D' Variances)**

@ 9 –42<sup>nd</sup> Street / Block 41.01 / Lots 7.01 / Zones C-4

**⚡ Resolution No. 2024-01-03: CAMPAGNA, Vincent & Beth (Hardship 'C' Variances)**

@ 25 – 63<sup>rd</sup> Street, West / Block 62.02 / Lots 2 / Zone R2

**⚡ Resolution No. 2024-01-04: ZONING BOARD RE-ORGANIZATION FOR '2024' CALENDAR YEAR**

Zoning Board Re-organization for Calendar Year 2024: new appointments/re-appointments, Professional Services, Publication of choice, & adopted regular meeting dates, including any work sessions for calendar year 2024

**7. Meeting Minutes**

*m* Minutes of Wednesday, January 3<sup>rd</sup>, 2024 Regular Zoning Board Meeting

**8. Adjourn**

\* Please note - changes are possible \*