

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
MONDAY, JUNE 5th, 2023 @ 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	_____ Jacqueline Elko	_____ William McGinn
_____ Patricia Urbaczewski, Vice Chair	_____ Louis Feola, Jr	_____ Kenneth Cloud Alt I
_____ Caryn Durling	_____ Lenny Iannelli	_____ Patrick Curtin, Alt II **

** New City Council appointed Zoning Board Member will be sworn in prior to roll call (if present)

5. NEW BUSINESS

A Applicant: Inland Harbor Condo Assn. (c/o Michael Dolio) (Hardship/Bulk/Flex 'C' & Use 'D' Variances)

@ 382 – 43rd Street / Block 42.06 / Lots 35 & 36 / Zones C-3

Proposed: to elevate structure and add parking under structure

Requesting: variance relief for existing non-conformity, additional driveway width, reduce non-conforming side yard, and any other relief deemed necessary

A Applicant: McGONIGAL, John (Hardship/Bulk/Flex 'C' Variances)

@ 8819 Pleasure Avenue / Block 89.01 / Lots 1 / Zones R-2

Proposed: to construct an 8' x 22' in ground swimming pool adjacent to structure

Requesting: variance relief for construction of pool that does not meet setback requirements

A Applicant: Andaloro, Michael (Hardship/Bulk/Flex 'C' Variances)

@ 23 – 34th Street, South Unit / Block 33.02 / Lot 4 / Zone R-2

Proposed: to remove and reconstruct second level exterior deck and enclose for added living space

Requesting: variance relief related to front and rear yard setbacks and lot coverage

A Applicant: 5918 Sounds Avenue Condo Assn. (c/o Brenda Gervato) (Hardship/Bulk/Flex 'C' Variances)

@ 5918 Sounds Avenue, South Unit / Block 59.05 / Lot 6,7.01 & 7.03 / Zone R-2

Proposed: to construct rear deck at bulkhead level

Requesting: variance relief for side and aggregate side yard setbacks

A Applicant: 9 42nd Street, LLC. (Hardship/Bulk/Flex 'C' & Use 'D' Variances) - ADJOURNMENT REQUESTED TO AUGUST MEETING

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

Proposed: change of use from commercial to mixed use commercial & residential development with accompanying upgrades

Requesting: variance relief for proposed change of use

6. Resolutions

R Resolution No. 2023-05-01: NOTEBOOM, Anita (Hardship/Bulk/Flex 'C' & Use 'D' Variances)

@ 9 -58th Street, Unit B North / Block 57.02 / Lots 1343 / Zones R2

R Resolution No. 2023-05-02: JCM Development, LLC. (Hardship/Bulk/Flex 'C' & Use 'D' Variances)

@ 26 – 59th Street / Block 59.02 / Lots 12 / Zones R2 a

R Resolution No. 2023-05-03: McHALE, S.H. (B). McHale (J.) Perpetual Living Trust (A) & Condo Assoc.

(Hardship/Bulk/Flex 'C' & Use 'D' Variances) @ 105-60th Street, Units A & B / Block 59.03 / Lot 13 / Zone R-2

7. Meeting Minutes

m Minutes of Monday, April 3rd, 2023 Regular Zoning Board Meeting

m Minutes of Monday, May 1st, 2023 Regular Zoning Board Meeting

8. Adjourn

* Please note - changes are possible *