

**CITY of SEA ISLE CITY**  
***ZONING BOARD OF ADJUSTMENT***  
**WEDNESDAY, JULY 5<sup>th</sup>, 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**

**℞ Applicant: KUZY, John & Diane** (Hardship/Bulk/Flex 'C' Variances)

@ 7701 Pleasure Avenue / Block 79.01 / Lots 285.02 / Zones R-2

*Proposed:* to construct a new single-family dwelling on vacant lot

*Requesting:* variance relief for rear yard setback, landscaping requirements, and on-site drainage

**\*\*\*\*\* ALL APPLICATIONS LISTED BELOW HAVE REQUESTED FOR A CONTINUANCE TO THE  
MONDAY, AUGUST 7<sup>TH</sup>, 2023 ZONING BOARD MEETING**

**℞ Applicant: WAGNER, Gregg & Annemarie/28-30<sup>th</sup> Street Condo Assn.** (Hardship/Bulk/Flex 'C' Variances)

@ 28 – 30<sup>th</sup> Street, South / Block 30.02 / Lots 8.01 & 9.01 / Zones R-2

*Proposed:* to add an 8' x 21' - 1<sup>st</sup> & 2<sup>nd</sup> Floor addition to rear of South Unit with roof top deck and rear yard in-ground pool

*Requesting:* variance relief for existing non-conforming conditions, setback from accessory structure (pool) to main building, planted green space in rear-if necessary, rear yard to proposed pool equipment platform

**℞ Applicant: FERNS, Richard & Kristen** (Hardship/Bulk/Flex 'C' Variances)

@ 6 – 79<sup>th</sup> Street / Block 79.01 / Lots 285.02 / Zones R-2

*Proposed:* to add a second-floor deck above the existing first floor deck

*Requesting:* variance relief for existing non-conformities and alterations of a pre-existing non-conforming lot & structure

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

@ 23 – 34<sup>th</sup> 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

**℞ Applicant: 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

*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**

**℞ Resolution No. 2023-06-01: Inland Harbor Condo Assn. (c/o M. Dolio)** (Hardship/Bulk/Flex 'C' & Use 'D' Variances)

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

**℞ Resolution No. 2023-06-02: McGONIGAL, John** (Hardship/Bulk/Flex 'C' Variances)

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

**℞ Resolution No. 2023-06-03: 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

**7. Meeting Minutes**

*m* Minutes of Monday, June 5<sup>th</sup>, 2023 Regular Zoning Board Meeting

**8. Adjourn**

\* Please note - changes are possible \*