

**CITY of SEA ISLE CITY**  
***ZONING BOARD OF ADJUSTMENT***  
**MONDAY, DECEMBER 1<sup>st</sup>, 2025 @ 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  
\_\_\_\_\_ Louis Feola, Jr., Vice Chair  
\_\_\_\_\_ Kenneth Cloud

\_\_\_\_\_ Jacqueline Elko  
\_\_\_\_\_ Donna Fitzpatrick  
\_\_\_\_\_ William McGinn

\_\_\_\_\_ Robert Tull  
\_\_\_\_\_ Richard Browne, Alt I  
\_\_\_\_\_ Nicholas Screnci, Alt II

**5. NEW BUSINESS**

*A* **Applicant: GALLAGHER, Michael & Linda** ('D4' to exceed FAR & Hardship/Bulk Variances)  
@ 133 – 43<sup>rd</sup> Street/ Block 42.03/ Lots 4.03 & 5.01/ Zone R-2

*Proposed:* to construct a new flood compliant single-family dwelling on a pre-existing undersized non-buildable land-locked lot to replace prior single-family structure that sustained serious flood damage and was demolished in 2015.

*Requesting:* variance relief is being sought to build on an undersized lot, front yard setback, side yard and total yard setback, rear yard setback, lot coverage, parking, landscaping, existing lot size and dimensions, floor area ratio and any other relief deemed necessary

**6. Resolutions**

*R* **Resolution No. 2025-11-01: RAZZI, Brian** (Hardship/Bulk Variances)  
@ 124 – 42<sup>nd</sup> Street/ Block 42.03/ Lots 18.02/ Zone R-2

*R* **Resolution No. 2025-11-02: PARKVIEW CONDOMINIUM ASSOC.** (Hardship/Bulk & Flex 'C' Variances)  
@ 6812 Landis Avenue/ Block 68.03/ Lots 222

**7. Meeting Minutes**

*m* **Minutes** of Wednesday, November 5<sup>th</sup>, 2025 Regular Zoning Board Meeting

**8. Adjourn**

\* Please note - changes are possible \*

**SEA ISLE CITY**  
**ZONING BOARD OF ADJUSTMENT**  
**Minutes of Monday, December 1<sup>st</sup>, 2025 @ 7:00 PM Meeting**

~**Meeting called to order:** by Chairperson Mr. Pasceri. All join for Pledge of Allegiance. Opening comments begin with the Open Public Meetings Act statement.

~**Board Roll Call:**

*Present:* Mr. Cloud, Ms. Elko, Mrs. Fitzpatrick, Mr. McGinn, Mr. Tull, Mr. Screnci (Alt. II) & Mr. Feola (Vice-Chair) & Mr. Pasceri (Chair)

*Absent:* Mr. Browne (Alt. I)

*Board Professionals:* Mr. Christopher Gillin-Schwartz, Esq., of Gillin-Schwartz Law, Zoning Board Solicitor and Mr. Andrew Previti, P.E. of Collier's Engineering & Design, Board Engineer.

~**Announcements:**

Mr. Gillin-Schwartz announces for the record that Mr. Wilkinson informed him that the Gallaghers will enter into negotiations with the Owner of the lot in front of their lot and have requested for a continuance to the January 5<sup>th</sup>, 2026 Meeting with no additional notice.

~**NEW BUSINESS:**

✍ **Applicant: GALLAGHER, Michael & Linda** ('D4'to exceed FAR & Hardship/Bulk Variances)

@ 133 – 43<sup>rd</sup> Street/ Block 42.03/ Lots 4.03 & 5.01/ Zone R-2

Proposed: to construct a new flood-compliant single-family dwelling on a pre-existing under-sized non-buildable land-locked lot to replace prior single-family structure that sustained serious flood damage and was demolished in 2015.

Requesting: variance relief is being sought to build on an undersized lot, front yard setback, side yard and total yard setback, rear yard setback, lot coverage, parking, landscaping, existing lot size and dimensions, floor area ratio and any other relief deemed necessary

~**Resolutions:**

✍ **Resolution No. 2025-11-01: RAZZI, Brian** (Hardship/Bulk Variances)

@ 124 – 42<sup>nd</sup> Street/ Block 42.03/ Lots 18.02/ Zone R-2

➤ Motion memorializing Resolution #2025-11-01 made by Mr. McGinn, second by Mr. Feola; roll call of those eligible to vote – aye '6' in favor /nay '0' opposed

✍ **Resolution No. 2025-11-02: PARKVIEW CONDOMINIUM ASSOC.** (Hardship/Bulk & Flex 'C' Variances)

@ 6812 Landis Avenue/ Block 68.03/ Lots 222

➤ Motion memorializing Resolution #2025-11-02 made by Mr. McGinn, second by Mr. Tull; roll call of those eligible to vote – aye '6' in favor /nay '0' opposed

~**Meeting Minutes to Adopt:**

✍ Minutes of Wednesday, November 5<sup>th</sup>, 2025 Zoning Board Meeting

➤ Motion to adopt Wednesday, November 5<sup>th</sup>, 2025 Zoning Board Meeting Minutes, motion made by Mr. McGinn, second by Mr. Tull; roll call of those eligible to vote - aye '6' in favor /nay '0' opposed

~With no further business

Motion to adjourn by Mr. Feola, second by 'aye' all in favor

**Meeting Adjourned**

Respectfully submitted,

  
Genell M. Ferrilli

Board Secretary

City of Sea Isle City Zoning Board