

**CITY of SEA ISLE CITY**  
***ZONING BOARD OF ADJUSTMENT***  
**MONDAY, JANUARY 5<sup>th</sup>, 2026 @ 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**

**Z ZONING BOARD RE-ORGANIZATION FOR '2026' CALENDAR YEAR**

Zoning Board Re-organization for Calendar Year 2026: new appointments/re-appointments, Professional Services, Publication of choice, & adopted regular meeting dates, including any work sessions for calendar year 2026

**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

**A Applicant: 6000 LANDIS AVENUE, LLC.**

(Minor Sub-division, Site plan review & approval, and D1 Use Variance)

@ 6000 Landis Avenue / Block 60.03 / Lot 17 / Zones C-2

*Proposed:* for minor subdivision of property into 2 newly created lots where proposed corner is to construct a new mixed-use building consisting of ground level commercial and three residential units on the upper second and third levels, and the proposed inner lot to construct a new two-family dwelling

*Requesting:* variance relief for site plan approval, minor sub-division approval, D1 Use and any other relief deemed necessary

**6. Resolutions** n / a

**7. Meeting Minutes**

**m Minutes** of Monday, December 1<sup>st</sup>, 2025 Regular Zoning Board Meeting

**8. Adjourn**

\* Please note - changes are possible \*