

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
MONDAY, JULY 7th, 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	_____ Jacqueline Elko	_____ Robert Tull
_____ Louis Feola, Jr., Vice Chair	_____ Donna Fitzpatrick	_____ Richard Browne, Alt I
_____ Kenneth Cloud	_____ William McGinn	_____ Nicholas Screnci, Alt II

5. NEW BUSINESS

Applicant: JCM DEVELOPMENT, LLC. c/o Jason McAnulty (Hardship/Flex 'C' Variances)

@ 28 – 89th Street / Block 90.01 / Lots 20 & 21 / Zone R-2

Proposed: to remove the existing single family and construct a new single-family residence with a pool and garage on the lot

Requesting: variance relief for lot area, width, frontage and depth and for the distance from accessory pool structure to the main structure and any other relief deemed necessary

6. Resolutions

Resolution No. 2025-06-01: PICCONE, Anthony & Trisha (Flex 'C' Variances)

@ 33 'East' 71st Street / Block 70.02 / Lots 16 / Zone R-2

Resolution No. 2025-06-02: NOSHAY, Robert (Hardship/Flex 'C' Variances)

@ 7208 Landis Avenue / Block 72.03 / Lots 868 / Zone R-2

Resolution No. 2025-06-03: 239 -40th STREET, LLC. c/o R. Scott Bigelow (Hardship/Flex 'C' Variances)

@ 239 – 40th Street, East & West / Block 39.04 / Lots 4 & 5 / Zone R-2

7. Meeting Minutes

Minutes of Monday, June 2nd, 2025 Regular Zoning Board Meeting

8. Adjourn

* Please note - changes are possible *