

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
MONDAY, JUNE 2nd, 2024 @ 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

____ Caryn Durling
____ Jacqueline Elko
____ William McGinn

____ Robert Tull
____ Donna Fitzpatrick, Alt I
____ Richard Browne, Alt II

5. NEW BUSINESS

***A* Applicant: CONRAD, Andrew (Flex 'C' Variances)**

(Requested adjournment to July 7th, 2025 Meeting)

@ 201 – 89th Street / Block 89.03 / Lots 38, 39 & 40 / Zone R-2

Proposed: to construct 6' high solid vinyl fence along portion of property fronting Landis Avenue

Requesting: variance relief for fence height in front yard and existing non-conforming rear yard setback

***A* Applicant: PICCONE, Anthony & Trisha (Flex 'C' Variances)**

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

Proposed: to construct an in-ground swimming pool in the rear yard

Requesting: variance relief for distance from accessory pool structure to main building and any other relief deemed necessary

***A* Applicant: NOSHAY, Robert (Hardship/Flex 'C' Variances)**

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

Proposed: to construct an in-ground swimming pool in North rear yard

Requesting: variance relief for distance from accessory pool structure to main building and any other relief deemed necessary

***A* Applicant: 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

Proposed: to permit encroachment of condenser units in the rear yard of each unit

Requesting: variance relief for rear yard setback

6. Resolutions

***R* Resolution No. 2025-05-01: MAUL, John & MAUL, Samantha (Bulk/Flex 'C' Variances)**

@ 119 – 93rd Street / Block 93.02 / Lots 19 & 20 / Zone R-2

***R* Resolution No. 2025-05-02: TROILO & ZARABARA and CASSIDY (Bulk/Flex 'C' Variances)**

@ 2201-03 Landis Avenue / Block 22.02 / Lots 10 / Zone R-2

***R* Resolution No. 2025-05-03: FERRY, Hugh J. & MADDEN, Christine (Hardship/Flex 'C' Variances)**

@ 5507 Central Avenue, North Unit / Block 55.03 / Lots 1542 / Zone R-

7. Meeting Minutes

Minutes of Monday, April 7th, 2025 Regular Zoning Board Meeting

(continued from May meeting)

Minutes of Monday, May 5th, 2025 Regular Zoning Board Meeting

8. Adjourn

* Please note - changes are possible *