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The public will be muted during the meeting except at the public comment portions of the meeting.

Public comments may be emailed prior to Meeting to gferrilli@seaislecitynj.us

CITY of SEA ISLE CITY

ZONING BOARD OF ADJUSTMENT

MONDAY, FEBRUARY 1ST, 2021 @ 7:00 pm 'Regular Virtual 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.	_____ Nathaniel Deal, Alt I
_____ Jeffery April	_____ William J. Keller	_____ Lenny Iannelli, Alt II

5. NEW/Continued BUSINESS

- ◆ Applicant: ASTERINO, Joanne & LUCCA, Michael (Hardship/Bulk & Flex 'C' Variance App)

234 - 79th Street / Block 79.04 / Lot(s) 355 / Zone R-2

Proposed: for elevator addition to west unit

Requesting: variance relief to side yard setbacks, lot coverage and density

- ◆ Applicant: DiGENNI, Madelyn & John (Hardship/Bulk, Flex 'C' & Use 'D' Variance App)

127 - 39th Street / Block 38.03 / Lot(s) 3.05 / Zone R-2

Proposed: for addition to Owner unit and alterations of bathrooms for boarding rooms

Requesting: variance relief for altering of pre-existing conditions and setbacks

6. Resolutions

Resolution No. 2021 - 01 - 01- Zoning Board Re-Organization ((re)Appoint Members/Professionals/adopt 2021 Mtg Sch)

Resolution No. 2021 - 01 - 02- Zoning Board Solicitor (Contract for Professional Services)

Resolution No. 2021 - 01 - 03- VARGHESE, Jacob & Beena @ 124-26 - 45th St., 2nd Floor West, B:45.04, L:18

Resolution No. 2021 - 01 - 04- KLINE, Mark & Kate @ 124 - 90th St., B:91.02, L:21.02 & 22

7. Meeting Minutes -

Minutes of December 7, 2020 Regular Virtual Meeting

Minutes of December 22, 2020 Special Virtual Meeting

Minutes of January 4, 2021 Regular Virtual Meeting

8. Adjourn

* Please note - changes are possible *

NOTICE OF MEETING MODIFICATION OF CITY OF SEA ISLE CITY ZONING BOARD OF ADJUSTMENT

NOTICE IS GIVEN that — ~~DATE of MEETING~~ at 7:00 pm, a hearing will be held at CITY OF SEA ISLE CITY Municipal Building located at 233 JFK Boulevard before the **Sea Isle City Zoning Board of Adjustment** in the matter of Zoning Board Applications seeking relief and scheduled to be heard.

While New Jersey's Executive Order 103 and Executive Order 107 are in effect, the Division of Local Government Services has issued guidance to ensure continuity of Land Use application procedures, to ensure due process is afforded during **Zoning Board of Adjustment** hearings and to remind local units to adhere to appropriate social distancing and health measures as they implement this process. In-person attendance at the hearing by the applicant, the Board or the public is prohibited.

Maps and other documents relating to these matters shall be available at least ten (10) days prior to the meeting date for inspection. Under the present circumstances, the maps and other documents relating to these matters shall be posted for public review at <http://seaislecitynj.us/> free of charge. For the continued safety of all parties, members of the public are encouraged to utilize this method of electronic public review. If for any reason electronic public review is unavailable, please contact the Board Secretary at **(609) 263-1166 ext.3** for assistance or to arrange for review of the application documents in a secure public location, or via mail subject to any standard fees or charges.

All parties to the hearing, including the public, must no less than two days in advance of the meeting provide to the Board Secretary any additional documents or exhibits to be presented at the hearing. These additional documents and exhibits shall be individually labeled by the submitting party as an exhibit and the Board Secretary shall post the labeled exhibits prior to and for the video meeting. Please contact the Board Secretary at **(609) 263-1166 ext.3** to arrange delivery options of the Exhibits and to advise the Board Secretary of your anticipated participation.

INSTRUCTIONS TO PARTICIPATE IN VIRTUAL ONLINE MEETING:

In order to participate in this hearing including the opportunity to comment, the following options are available:

- Dial in via phone at **1-866-899-4679 / Access code: 168-439-637** for voice connection; or
- Type in the following link on the internet browser of your desktop computer or laptop: <https://www.gotomeet.me/TheCityofSeaIsleCity/sea-isle-city-zoning-board> at the date and time above for video or audio access. You may join the meeting through your internet browser or download the application to your computer; or
- Download the "GoToMeeting" application to a Smartphone device. Open the app and enter meeting ID number **168439637** in the search bar and enter your full name when prompted.

Prior to the hearing, you are encouraged to review the instructions to participate through your choice of electronic attendance. The plans, application and applicable documents for the hearing are posted on the internet at <http://seaislecitynj.us/>.

For those individuals lacking the resources or know-how for technological access, please contact the Board Secretary at **(609) 263-1166 ext.3** during normal business hours and the time of the hearing for assistance in delivering exhibits, accessing the plans and the meeting.

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
Minutes of Regular Meeting
Monday, February 1st, 2021 @ 7:00 PM

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

~Board Roll Call:

Present: Ms. Elko, Mr. Feola, Mr. Keller, Mr. McGinn, Mr. April, Mr. Deal (Alt #1), Mr. Iannelli (Alt #2)

Absent: Mrs. Urbaczewski, Mr. Pasceri

Professionals of Board: Mr. Christopher Gillin-Schwartz, Esq., Zoning Board Solicitor and Mr. Andrew A. Previti, P.E. of Maser Consulting, Board Engineer.

~NEW BUSINESS:

1) APPLICANT: ASTERINO, Joanne & LUCCA, Michael

@ 234 - 79th Street, Block 79.04, Lot(s) 355, Zone R-2

PROPOSED: Addition and Alterations of existing structure

Professionals: Steve Morris, Esq. of Blaney & Karavan PC, begins with introductions and some background history in regards to the Application and the dwelling this project is proposed for. Then he proceeds with a summary of the project and explains all variance relief being sought, along with specific details for each and continues in addressing the architect for additional testimony regarding the elevator being proposed.

Witness(s): James E. Chadwick, PE/RA, Ms. Asterino and Mr. & Mrs. Lucca (Applicants) are sworn in to testify. Mr. Chadwick begins with summary of his credentials and provides detailed testimony on a visit to the site and based on findings and the applicant's need for this, he worked with them on the layout of the structure and the best placement of the elevator shaft for easy access and use without compromising a great deal of interior space, as he further details the aggregate and side yard setbacks, lot coverage, parking and items as listed in Engineer Report. Mr. Morris addresses Ms. Asterino and the Lucca's for some background on themselves, as Ms. Asterino explains how this project came about due to her cancer treatments affecting her overall capabilities and is increasingly making it more difficult for her to get around.

Exhibits/Reports: n/a

Board Comment: inquiry as to the floor area ratio and additional area found on ground floor behind garage and flood compliance.

Public Comment: Michelle & Robert Begley @ 238 E. 79th St to express their support for this project; Marguerite Cox @ 234 E. 79th St to speak in favor of the project and to wish the applicants luck.

➤ Motion to approve 'C' variances for minimum side yard setback, aggregate side yard setback and lot coverage, and parking space size in lieu of number of spaces and elimination of 'd' variance; including but not limited to all comments and items as addressed in Mr. Previti's October 19, 2020 memorandum. Motion made by Mr. April, second by Mr. Keller; roll call - aye '7' in favor / nay '0' opposed " 7 to 0 in the affirmative & so GRANTED"

2) APPLICANT: DiGENNI, Madelyn & John

@ 127 -39th Street, Block 38.03, Lot 3.05, Zone R-2

PROPOSED: for an addition to Owner unit and alterations of bathrooms use by boarding rooms

Professionals: Donald Wilkinson, Esq. on behalf of the applicants, Mother Madelyn and Son John, who are long time residences of Sea Isle City living and operate the existing structure as a Rooming/Boarding House with 6 rooms that are rented nightly during season. The Son has married and now has twins which made for a need of additional living space, therefore proposing an addition to what is known as the onsite live-in Manager Living Quarters for more living space, as well as adding two (2) additional restrooms for access and use by guests.

Witness(s): Mr. DiGenni (Applicant, Owner, Manager) provides detailed testimony in regards to their living space, running the house, living there being convenient and beneficial to guests, explains not making any changes to parking as he notes that he will continue to regulate the parking since it has worked successfully thus far.

Exhibits/Reports: n/a

Board Comment: there are some questions regarding the conformity of the addition and the structure itself, as well as some discussion of the foundation plan, landscaping, number of Owner rooms and rental rooms in conjunction with number of parking spaces, followed by an inquiry into the layout of the structure and site in detail especially in regards to exactly how to label this

structure, further comment is noted about items that will need to be included for this project, as well as commenting on the continued so called issues raised over parking and it being unfair to make them meet any codes and ordinances that were not in place before.

Public Comment: n/a

- Motion to approve variance relief variances in combination as one for D-Variance, minimum front and side yard setbacks, maximum building coverage, number of parking spaces for one space and stacked parking, minimum side and rear yard setbacks to accessory structure and expansion of a non-conforming conditions; including but not limited to all comments and conditions as noted and per Mr. Previti's January 27, 2021 memorandum. Motion made by Mr. April, second by Mr. Feola; roll call - aye '7' in favor / nay '0' opposed " 7 to 0 in the affirmative & so GRANTED"

~Resolutions:

Resolution No. 2021 - 01 - 01- Zoning Board Re-Organization ((re)Appoint Members/Professionals/adopt 2021 Mtg Sch)

℞ Memorialize Resolution #2021-01-01; Mr. Feola makes motion, Mr. Keller seconds; roll call of those eligible to vote - all ayes 7 in favor / none opposed

Resolution No. 2021 - 01 - 02- Zoning Board Solicitor (Contract for Professional Services)

℞ Memorialize Resolution #2021-01-02; Mr. Keller makes motion, Ms. Elko seconds; roll call of those eligible to vote - all ayes 7 in favor / none opposed

Resolution No. 2021 - 01 - 03- VARGHESE, Jacob & Beena @ 124-26 - 45th St., 2nd Floor West, B:45.04, L:18

℞ Memorialize Resolution #2021-01-03; Mr. April makes motion, Mr. Deal seconds; roll call of those eligible to vote - all ayes 7 in favor / none opposed

Resolution No. 2021 - 01 - 04- KLINE, Mark & Kate @ 124 - 90th St., B:91.02, L:21.02 & 22

℞ Memorialize Resolution #2021-01-04; Mr. Keller makes motion, Mr. Feola seconds; roll call of those eligible to vote - all ayes 7 in favor / none opposed

~Meeting Minutes to Adopt:

Minutes of Monday, December 7, 2020, Tuesday and December 22, 2020 virtual Zoning Board Meetings

℞ Mr. Keller makes motion, Mr. Feola seconds; roll call of those eligible to vote - all ayes '5' in favor / none opposed

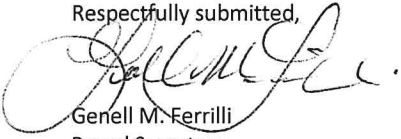
~In closing there is an inquiry into the status of the Kling & Crowley case, which is now between the applicant and the city, since the Board's decision was upheld by the Judge in this case.

~With no further business

- Mr. McGinn makes motion, second by Mr. Keller, with all in favor to adjourn

Meeting Adjourned

Respectfully submitted,


Genell M. Ferrilli

Board Secretary

City of Sea Isle City Zoning Board