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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, APRIL 5th, 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 BUSINESS:

- ◆ Applicant: GREEN, Richard & Colette (Hardship/Bulk & Flex 'C' Variance)
230 - 82nd Street / Block 82.04 / Lot(s) 17 / Zone R-2
Proposed: to remove existing below flood duplex and construct a new flood compliant single family
Requesting: variance relief of front & rear yard setbacks & any other non-conformities as deemed necessary
- ◆ Applicant: Hans LAMPART & Lori Anne FIOCCHI (Hardship/Bulk Variance Application)
2213 Landis Avenue / Block 22.02 / Lot(s) 1 / Zone R-2
Proposed: to construct elevator shaft that will require re-constructing existing stairs
Requesting: variance relief from front yard setback
- ◆ Applicant: 89th STREET, LLC. (Hardship/Bulk & Flex 'C' Variance App)
8819 Pleasure Avenue / Block 89.01 / Lot(s) 1.01, 2.01 & 3.01 / Zone R-2
Proposed: to install an in-ground pool
Requesting: variance relief of accessory setback from house & accessory side and rear yard and any other relief deemed necessary
- ◆ Applicant: 89th STREET, LLC. (Hardship/Bulk & Flex 'C' Variance App)
15 - 89th Street / Block 89.01 / Lot(s) 1.02, 2.02 & 3.02 / Zone R-2
Proposed: to install an in-ground pool
Requesting: variance relief of accessory setback from house & accessory side and rear yard and any other relief deemed necessary
- ◆ Applicant: Wild Colonial Boys, LLC (Hardship/Bulk & Flex 'C' & Use 'D' Variances and Preliminary & Final Site Approval)
18 - 42nd Street / Block 42.01 / Lot(s) 12.02 / Zone C-4
Proposed: mixed use commercial / residential development
Requesting: variance relief for density, landscape, no. of stories, stormwater mgmt, driveway width and location, commercial unit size, design standards and any other relief deemed necessary

6. Resolutions:

Resolution No. 2021 - 03 - 01- EVANS, Jason & Nicole @ 21 - 71st Street / Block 70.02 / Lot(s) 14 / Zone R-2

Resolution No. 2021 - 03 - 02- O'HARA, HAMLET & McCAFFERTY aka: 7004 Central Avenue Condo Assn

@ 7004 Central Avenue / Block 70.04 / Lot(s) 1085 / Zone R-2

7. Meeting Minutes:

Minutes of February 1, 2021 and March 1, 2021 Regular Virtual Meetings

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, April 5th, 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. Deal (Alt #1), Mr. April (late) & Mr. McGinn (Acting Chair)

Absent: Mr. Iannelli (Alt #2), 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: GREEN, Richard & Collette (continued from last meeting)

@ 230 - 82nd Street, Block 82.04, Lot 17, Zone R-2

PROPOSED: to demolish existing structure and construct a new single family dwelling

Professionals: Donald Wilkinson, Esq. on behalf of the applicants, offers a brief summary of what had previously been presented in regards to the lot, the current structure, the new single family dwelling they are proposing as a second home for family use only. Carmen LaRosa (Architect) is asked to provide detailed testimony regarding the design and the bulk requirements, conforming and review of non-conforming items, and to provide specific details regarding all of the relief being sought in association with the structure location on the site, an easement with the units behind the property as far as the driveway and parking area that is proposed to remain the same, including stone trench and landscaping.

Witness(s): Richard Green (Owner/Applicant) provided testimony to the current structure being 70+ years old and in need of far too much work which brought them before the board with the project they are proposing.

Exhibits/Reports: n/a

Board Comment: Board member steps down due to conflict with application; clarification of setback to entry way and entry deck are discussed, there is question to the easement area and side yard with regards to the bump out which is on the 2nd floor and will not interfere with neighboring access to their parking area, in addition to discussing possibly moving the structure over and what exactly needs to be considered with regards to the easement which will need further review before making any decisions.

Public Comment: Tom and Nancy O'Dowd @ 8209 Sounds South express their concerns about this being a fire hazard due to the size of the lot and setbacks and notes issues with density and being reduced from two family to a single family dwelling is questionable when looking at the size of the new dwelling; Gwyn Baker expresses concerns with emergency vehicle access being an issue, parking especially in the summer and to note her agreement with everything the O'Dowds said; Rhys Craver @ 8209 Sounds Middle questions the building and if the structure is being moved because he feels this will create access and parking issues for their three units behind the property; John & Joyce @ 8209 Sounds North to stress their concern with the location of the proposed dwelling in relation to what is existing and the major concerns for all of them with access and parking for their units especially if this project gets moved forward which will also over crowd the area.

➤ Motion to approve variance relief for building on a lot less than 3,500 s.f.; existing non-conformities for minimum lot area & minimum lot depth; front yard setback modified to 12'10", rear proposed at 5' and due to shifting building a side yard proposed at 3'; including but not limited to comments and conditions as noted and discussed and per Mr. Previti's January 20, 2021 memorandum. Motion made by Mr. Keller, second by Mrs. Elko; roll call of eligible votes - *aye* '4' in favor / *nay* '0' opposed " 4 to 0 in the affirmative & so GRANTED"

2) APPLICANT: - Hans LAMPART & Lori Anne FIOCCHI

@ 2213 Landis Avenue; B: 22.02; L: 1; Zone: R-2

PROPOSED: amendment to prior application for encroaching stairs into dune line setback

Professionals: Charles Gabage., Esq. provides an overview of the prior application and approvals and explains how work done thus far led to the Applicant's needing additional relief. He reviews the changes/modifications that have been made in conjunction with the prior approvals and now questioned whether switching the stairs to the other direction was even beneficial when considering that it would change the front yard setback and in doing so created an issue with the stairs encroaching and needing to be relocated and in closing notes that this is why they are before the board again.

Witness(s): Hans Lampart (owner/applicant) to answer any questions or concerns.

Exhibits/Reports: revised plans were inquired about, discussed and documented

Board Comment: setbacks and the requested relief are addressed to further clarify that this modification will encroach into the required dune line setback of 10' and does not encroach into the actual sand dune itself.

Public Comment: none

- Motion in the affirmative for variance relief for min. front yard setback of 5.25 ft. to the stairs and 7.49 ft. to the elevator, and min. front yard setback to Building of 13.6 ft. as previously granted, and dune line setback to the proposed stairs and existing deck of 7.56 ft. all taken under 'C' variance as discussed, agreed and Engineer Mr. Previti's March 30, 2021 Report inclusive; Motion by Mr. Feola, Mr. Keller seconds, roll call *aye '6' in favor/ nay '0' opposed*; therefore PASSED 6-0 in favor

3) **APPLICANT:** - **89th Street, LLC** @ 8819 Pleasure Ave; B: 89.01, L: 1.01, 2.01& 3.01; Zone: R-2

PROPOSED: modification to prior application and sub-division approvals for a proposed in-ground pool

- A request is made to the Board for a thirty (30) day continuance of this application for the applicant and professional to address all concerns and modify the application accordingly.

4) **APPLICANT:** - **89th Street, LLC** @ 15 - 89th Street; B: 89.02; L: 1.02, 2.02 & 3.02; Zone: R-2

PROPOSED: modification to prior application and sub-division approvals for a proposed in-ground pool

- A request is made on record for this application to be continued to the next meeting so the applicant and professional can re-review the application.

5) **APPLICANT:** - **Wild Colonial Boys, LLC.** @ 18 - 42nd Street; B: 42.01; L: 12.02; Zone C-4

PROPOSED: Mixed Use Commercial - Residential Development

- A request is made to the Board for a continuance of this application to the May Zoning Board Meeting with no further notice required and waiving all timing constraints for this application

~Resolutions:

Resolution No. 2021 - 04 - 01- EVANS, Jason & Nicole @ 21 - 71st Street, Block 70.02, Lot(s) 14, Zone R-2

- ⌘ Memorialize Resolution #2021-03-01; Mr. Keller makes motion, Mr. April seconds; roll call of those eligible to vote - all ayes 5 in favor / none opposed

Resolution No. 2021 - 04 - 02- O'HARA, HAMLET McCAFFERTY (aka: 7004 Central Avenue Condo Association)

@ 7004 Central Avenue, Block 70.04, Lot 1085, Zone R-2

- ⌘ Memorialize Resolution #2021-03-02; Mr. April makes motion, Mr. Keller seconds; roll call of those eligible to vote - all ayes 5 in favor / none opposed

~Meeting Minutes to Adopt:

Minutes of Monday, February 1, 2021 virtual Zoning Board Meetings

- ⌘ Mr. Deal makes motion, Mr. Feola seconds; roll call of those eligible to vote - all ayes '6' in favor / none opposed

~With no further business

- Motion to adjourn by Ms. Elko, second by Mr. Keller, with all in favor

Meeting Adjourned

Respectfully submitted,


Genell M. Ferrilli

Board Secretary

City of Sea Isle City Zoning Board