

# CITY of SEA ISLE CITY

## ***ZONING BOARD OF ADJUSTMENT***

**MONDAY, JUNE 7<sup>th</sup>, 2021 @ 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	_____ 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:** BADALAMENTI, Giovanni (John) (*Hardship/Bulk & Flex 'C' Variance App*)  
6301 Central Avenue / Block 63.04 / Lot(s) 31 / Zone R-2  
*Proposed:* to install an in-ground pool  
*Requesting:* variance relief of accessory structure setbacks and any other relief deemed necessary

**6. Resolutions:**

℞ **Resolution No. 2021 - 05 - 01- 89th Street, LLC.** @ 8819 Pleasure Ave. / Block 89.01 / Lot(s) 1.01,, / Zone R-2  
℞ **Resolution No. 2021 - 05 - 02- Wild Colonial Boys, LLC.** @ 18 - 42nd St. / Block 42.01 / Lot(s) 12.02 / Zone C-4

**7. Meeting Minutes:**

ℳ *Minutes* of April 5, 2021 Regular Virtual Meeting  
ℳ *Minutes* of May 3, 2021 Regular Virtual Meeting

**8. Adjourn**

\* Please note - changes are possible \*

**SEA ISLE CITY  
ZONING BOARD OF ADJUSTMENT**

**Minutes of Regular 'In-Person' Meeting  
Monday, June 7th, 2021 @ 7:00 PM**

**~Meeting called to order:** by Vice Chairperson Mrs. Urbaczewski. All join for Pledge of Allegiance. Opening comments begin with Open Public Meetings Act statement.

**~Board Roll Call:**

*Present:* Mr. Keller, Mr. McGinn, Mr. Iannelli (Alt #2) & Mrs. Urbaczewski

*Absent:* Mr. April, Ms. Elko, Mr. Feola, Mr. Deal (Alt #1) & 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:** - **BADALAMENTI, Giovanni (John)** @ 6301 Central Avenue; B: 63.04, L: 31; Zone: R-2

*PROPOSED:* for a proposed in-ground pool

**Professionals:** Rick Andrien, Esq. on behalf of applicant provides a brief summary of the property and the relief that being sought for a proposed in-ground pool, and a shed if possible, as he continues to explain how this property is a corner lot having two front yards. Therefore they are proposing a hardship since the back yard is actually considered a front yard, in addition to an open space easement that runs along the rear property line further leaving less room to work which adds to the variance relief to be sought. Carmen LaRosa, Architect continues with testimony regarding the pool size and proposed location, in conjunction with what are considered front yards, the easement area and provides additional details in regards to each of the setbacks. Mr. LaRosa further believes the easement would be considered a hardship since it is property that cannot be used. There is a question as to whether it could be considered three front yards but is confirmed to be two front yards, a side and rear as they further address and answer several items in the Engineer Report.

**Witness(s):** Mr. Giovanni Badalamenti (applicant) to be available for any questions.

**Exhibits/Reports:** none

**Board Comment:** there is a brief discussion and a request to review the easement which was required and done years ago for a major sub-division, however it is confirmed there will be no work or anything placed in this easement area but that the shed will in the area of but not within the easement area. The height of the fencing is discussed due to the property being a corner lot and per city requirements any front yard fence can only be 36" high, therefore a 6' fence is not permitted making what currently exists as non-conforming issue which encroaches into the right of way of 63rd Street. Lot coverage, what is and is not permitted, review of the proposed pool and equipment placement, inquiries regarding the shed, landscaping not being addressed on plans, storm-water calculations need to be submitted since what is shown on the plans is inaccurate. There is a comment made regarding the existing fence being against code and how it should not be considered nor allowed, because it would open up a can of worms for other corner properties. There is a comment made about this project needs to be very carefully considered due to the number of variances being requested, and what a difficult project this is because it is located in a very busy area of town.

**Public Comment:** Ed Kilroy @ 6302 Emmaus Road lives behind applicants to express his approval for the applicant to put in a pool; Joanne Winning @ 6301 Central Avenue South of applicant to note her approval of the project; Bob Forte @ 6300 Central Avenue (from across the street) to note for the record that he is good with whatever the applicants should decide to do.

- There is a request made by the Applicant's Representative, Mr. Andrien Esq., to adjourn this application to the next meeting and return with a modified plan addressing the questions and concerns that were raised; therefore a Motion for continuance is accepted by Mr. McGinn. The Applicant waived all time for decision issues relating to the request for adjournment.

**~Resolutions:**

**Resolution No. 2021 - 05 - 01- 89th STREET, LLC.** @ 8819 Pleasure Avenue / Block 89.01 / Lot(s) 1.01, 2.01 & 3.01 / Zone R-2

- Ⓜ Memorialize Resolution #2021-05-01; Mr. Keller makes motion, Mr. Iannelli seconds; roll call of those eligible to vote - all ayes 2 in favor / none opposed

**Resolution No. 2021 - 05 - 02- Wild Colonial Boys, LLC** @ 18 - 42nd Street / Block 42.01 / Lot(s) 12.02 / Zone C-4

- Ⓜ Memorialize Resolution #2021-05-02; Mr. Keller makes motion, Mr. Iannelli seconds; roll call of those eligible to vote - all ayes 2 in favor / none opposed

**~Meeting Minutes to Adopt:**

**Minutes of Monday, April 5, 2021 virtual Zoning Board Meetings**

Mr. Keller makes motion, Mr. McGinn seconds; roll call of those eligible to vote - all ayes '2' in favor / none opposed

**Minutes of Monday, May 3, 2021 virtual Zoning Board Meetings**

Mr. Keller makes motion, Mr. Iannelli seconds; roll call of those eligible to vote - all ayes '2' in favor / none opposed

~With no further business

➤ Motion to adjourn by Mr. Keller, second by Mr. McGinn, with all in favor

**Meeting Adjourned**

Respectfully submitted

  
Genell M. Ferrilli  
Board Secretary  
City of Sea Isle City Zoning Board