

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT

TUESDAY, September 7th, 2021 @ 7:00 pm 'Regular IN-PERSON 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: 89th STREET, LLC.** (*Hardship/Bulk & Flex 'C' Variance App*) **[CONTINUANCE from August Meeting]**
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, distance from curb-line, patio rear yard setback, planted green space in rear yard and any other relief deemed necessary
- ◆ **Applicant: 3710 Sounds Avenue Condominium Association** **[CONTINUANCE from August Meeting]**
c/o Samuel & Regina King and Nancy O'Brien (*Hardship/Bulk & Flex 'C' Variance App*)
3710 Sounds Avenue / Block 37.03 / Lot(s) 1, 2, & 1.01/ Zone R-2
Proposed: replace existing duplex with new duplex residence
Requesting: variance relief of front yard setback on 38th Street and any other relief deemed necessary
- ◆ **Applicant: CUMMINGS, Elmer & Jennifer** (*Hardship/Bulk & Flex 'C' Variance App*)
9004 Landis Avenue / Block 91.03 / Lot(s) 62 & 61.02/ Zone R-2
Proposed: demolish existing one story structure and construct a multi-level single family dwelling
Requesting: variance relief of lot area, lot depth, setback and floor area ratio and any other relief deemed necessary
- ◆ **Applicant: JCM DEVELOPMENT** (*Hardship/Bulk & Flex 'C' Variance App*)
4415 Park Road / Block 37.03 / Lot(s) 1, 2, & 1.01/ Zone R-2
Proposed: replace existing duplex with new duplex residence
Requesting: variance relief of front yard setback on 38th Street and any other relief deemed necessary
- ◆ **Applicant: KRUEGER** (*Hardship/Bulk & Flex 'C' Variance App*)
125 - 51st Street / Block 50.03 / Lot(s) 930.01/ Zone R-2
Proposed: addition of elevator to west unit
Requesting: variance relief of lot coverage, aggregate side yard setback, front yard setback, parking and any other relief deemed necessary

6. Resolutions:

7. Meeting Minutes:

℥ Minutes of August 2nd, 2021 Regular 'In-Person' Meeting

8. Adjourn

* Please note - changes are possible *

**SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT**

**Minutes of Regular 'In-Person' Meeting
Tuesday, September 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: Ms. Elko, Mr. Feola, Mr. McGinn, Mr. Deal (Alt #1), & Mrs. Urbaczewski

Absent: Mr. April, Mr. Iannelli (Alt #2), & Mr. Pasceri

Professionals of Board: Mr. Frank Corrado, Esq., Interim Zoning Board Solicitor and Mr. Andrew A. Previti, P.E. of Collier Engineering & Design, Board Engineer.

~NEW BUSINESS:

Mr. Corrado reads into record an email notification from Josephson, Wilkinson & Gilman, P.A.'s office stating on behalf of all four (4) Zoning Board Applications listed below has requested for a continuance to the next regular scheduled Zoning Board Meeting in October, 2021, having waived all time for decision issues relating to the request for adjournments and with no further notice required.

Applicant: 89th STREET, LLC. @ 15 - 89th Street; B: 89.01, L: 1.02, 2.02, 3.02; R-2

Project proposed is for an in-ground pool

Applicant: 3710 SOUNDS AVENUE CONDOMINIUM ASSOC. c/o King & O'Brien @ 3710 Sounds Ave; B: 37.03, L: 1, 2, 1.01; R-2

Project proposed is to remove and reconstruct a new duplex

Applicant: CUMMINGS, Elmer & Jennifer @ 9004 Landis Ave; B: 91.03, L: 62 & 61.02; R-2

Project proposed is to demolish existing one story structure and construct a multi-level single family dwelling

Applicant: KRUEGER, Paul @ 125 - 51st St; B: 50.03; L: 930.01; R-2

Project proposed is for an addition of an elevator to west unit

1) APPLICANT: JCM DEVELOPMENT, LLC. (*Hardship/Bulk & Flex 'C' Variance App*)

4415 Park Road / Block 37.03 / Lot(s) 1, 2, & 1.01 / Zone R-2

PROPOSED: replace existing duplex with a new duplex structure

Professionals: Robert Belasco, Esq. of Stefankiewicz & Belasco, LLC., Wildwood, NJ. on behalf of the applicant begins with introductions and proceeds with details about the current conditions of the property and the existing structure that will be demolished, as he continues a brief description of the new two (2) family dwelling proposed for construction on what is labeled as an existing non-conforming lot. Mr. Belasco addresses John Halbruner of Hyland Group (Project Architect) to provide detailed testimony regarding the project site and associated site work, as well as providing detailed testimony about the proposed structure, layout and design; additional testimony addresses the positive and negative criteria of this proposed project as an existing undersized lot;

Witness(s): Jason Mcanulty (single LLC purchaser) answers questions and mentions his attempts to purchase the attached undeveloped property known as 225 - 45th Street and to answer questions regarding the project he is proposing and how a single would not be feasible and why; Stacy Burns (Broker from Berkshire Hathaway) to offer any testimony regarding the lengthy unsuccessful process at applicant's attempt to obtain the attached property; there is brief discussion about the structure height, fencing, fire rated wall and the distance (noted at 20') between adjoining property/structure and the proposed.

Exhibits/Reports: Larger copy of drawing to use during testimony before the Board

Board Comment: there was an inquiry into proof of the current structure being an actual duplex which was researched and found to be a top and bottom unit duplex; landscaping and concerns about parking are reviewed; the removal of the storage units is noted which is discussed in some detail and mention of the need to further addressed by the Engineer and Construction Official; inquiry into and detailed discussion regarding the Applicant's attempt at purchasing the strip of property abutting the rear of the project property and all of the negotiations that have taken place over years to acquire this additional small parcel of land; a comment is made about the upcoming city road work planned for Park Road, as well as mention of how much better this project would be if the small undersized lot in the rear could be incorporated into the project; comments are added about what an improvement this will be the property and neighborhood.

Public Comment: John J. Williams (current owner) answers some quick questions about his 35 years owning this property that the Purchaser's project is proposed for, which he also noted he purchased as a duplex; Giovanna (LaRosa) Capuano and Sara Teefy (owners of the adjoining small 25' x 55' lot in question) says they are not opposed to the project but claims to have been denied an opportunity to look at the project documents and raises questions regarding a possible fence and what type could be installed and continues questioning the project and their strip of property attached that is noted to have 7 owners and they state they were willing to sell 4 out of the 7 parts of the lot, which to applicant does not feel would be any benefit to the project.

- Motion in the affirmative for variance relief on use limitation, and existing non-conforming min. lot area and min. lot depth, incorporating everything discussed and agreed including storage area and Mr. Previti's engineer memorandum dated 8/24/2021, inclusive; Motion made by Mr. Feola, second by Mr. Deal; roll call of eligible votes - *aye* '4' in favor / *nay* '1' opposed " Approved 4 to 1 & therefore GRANTED"

~Resolutions: N / A

~Meeting Minutes to Adopt:

Minutes of Monday, August 2nd, 2021 Zoning Board Meetings

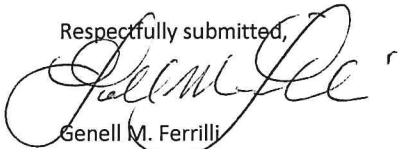
Mr. McGinn makes motion, Ms. Elko seconds; roll call of those eligible to vote - all ayes '3' in favor / none opposed

~With no further business

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

Meeting Adjourned

Respectfully submitted,



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