

**CITY of SEA ISLE CITY**  
**ZONING BOARD OF ADJUSTMENT**  
**MONDAY, DECEMBER 5<sup>th</sup>, 2022 @ 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.	_____ Caryn Durling Alt I
_____ Nathaniel Deal	_____ Lenny Iannelli	_____ Kenneth Cloud, Alt II

**5. NEW BUSINESS**

**☞ Applicant: DONOHUE, Christine (Hardship/Bulk, Flex 'C' Variances) *requested for continuance @ November Meeting***

@ 4- 79th Street / Block 79.01 / Lots 286.02 & 287.02 / Zones R2

*Proposed:* to add an elevator to the side of the structure

*Requesting:* variance relief for front yard setback and other any other relief deemed necessary

**☞ Applicant: TREVLYN, Dean & Gloria (Hardship/Bulk, Flex 'C' Variances)**

@ 8223 Sounds Avenue, West Unit / Block 82.04 / Lots 11 & 21.02 / Zones R2

*Proposed:* to construct stairs and expand decks on existing single family dwelling fronting waterway

*Requesting:* variance relief for minimum lot width, minimum rear yard setback, aggregate side yard setback and any other relief deemed necessary

**☞ Applicant: 3610 Landis Avenue Condo Assn. and Charles & Esther SULZBACH (Hardship/Bulk, Flex 'C' & Use 'D' Variances)**

@ 3610 Landis Avenue, North / Block 36.03 / Lots 12 / Zones C-1

*Proposed:* to construct and elevator addition to the north unit

*Requesting:* variance relief for expansion of non-conforming use, principal rear yard setback & any other relief deemed necessary

**☞ Applicant: The Estate of Marie D. GUARINI (Hardship/Bulk, Flex 'C' Variances)**

@ 5301 Landis Avenue / Block 53.02 / Lots 8 / Zones R-2

*Proposed:* to demolish existing single family & detached garage and construct a new two family dwelling

*Requesting:* variance relief for front yard setback fronting Landis Avenue, total side yard setback (if required) and any other relief deemed necessary

**6. Resolutions**

**℞ Resolution No. 2022-11-01: SISTERS of MERCY of the AMERICAS**

(Hardship/Bulk, Flex 'C' Variances) @ 21 - 59th Street / Block 58.02 / Lots 1281 / Zone R2

**℞ Resolution No. 2022-11-02: EDWARDI, Frank P., Jr.**

(Hardship/Bulk, Flex 'C' Variances) @ 6600 Central Avenue / Block 59.04 / Lots 1.12 / Zones R-2

**℞ Resolution No. 2022-11-03: 114-85th Street CONDO ASSN. c/o Anthony COOGAN**

(Hardship/Bulk, Flex 'C' Variances) @ 114 - 85th Street / Block 86.02 / Lots 20.01 / Zones R2

**℞ Resolution No. 2022-11-04: STEELMAN, Lewis J., Jr.**

(Hardship/Bulk, Flex 'C' Variances) @ 29 -30th Street / Block 29.02 / Lots 1.01 / Zones C-2

**℞ Resolution No. 2022-11-05: FALLON, Terrance & Smith, Carole**

(Hardship/Bulk Variances) @ 114 - 82nd Street, Rear / Block 82.03 / Lots 100 / Zones R-2

**℞ Resolution No. 2022-11-06: HAUSS, Maryann & HARRIS, Robert**

(Hardship/Bulk Variances) @ 148 - 85th Street / Block 86.02 / Lots 13.01 / Zones R-2

**7. Meeting Minutes**

ℓ Minutes of Wednesday September 7, 2022 Regular 'In-Person' Meeting

**8. Adjourn**

**SEA ISLE CITY**  
**ZONING BOARD OF ADJUSTMENT**  
**Minutes of Regular 'In-Person' Meeting**  
**Monday, December 5<sup>th</sup>, 2022 @ 7:00 PM**

**~Meeting called to order:** by Chairperson Mr. Pasceri. 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. Pasceri

*Absent:* Mr. Deal, Mr. Iannelli, Mrs. Durling (Alt #1), Mr. Cloud (Alt #2) & Mrs. Urbaczewski

*Board Professionals:* Mr. Christopher Gillin-Schwartz, Esq., of Gillin-Schwartz Law, Zoning Board Solicitor and Mr. Andrew Previti, P.E. of Collier's Engineering & Design, Board Engineer.

**~Announcement:**

**A** *Announcement* that due to the number of Board members present the Donohue Application at 4 -79<sup>th</sup> Street and the Sulzbach Application at 3610 Landis Avenue requested for a continuance having waived any time issues and with no further notice required. Additionally, the Trevlyn Application at 8223 Sounds Avenue has revisions coming and will be re-noticing for the next regular Zoning Board Meeting that is proposed for WEDNESDAY, January 4<sup>th</sup>, 2023 @ 7:00 pm.

**~Meeting Minutes to Adopt:**

**M** *Minutes of Monday, November 7<sup>th</sup>, 2022 Regular Scheduled Zoning Board Meeting*

- Motion to adopt the November 7<sup>th</sup>, 2022 Zoning Board Meeting made by Mr. McGinn, second by Ms. Elko; roll call of those eligible to vote - aye '4' in favor /nay '0' opposed

**~Resolutions:**

**R** *Resolution No. 2022-11-01: SISTERS of MERCY of the AMERICAS @ 21 - 59th St / B-58.02 / L-1281 / Z-R2*

- Motion memorializing Resolution #2022-08-01 made by Mr. McGinn, second by Mr. Feola; roll call of those eligible to vote - aye '4' in favor /nay '0' opposed

**R** *Resolution No. 2022-11-02: EDWARDI, Frank P., Jr. @ 6600 Central Ave / B-59.04 / L-1.12 / Z-R-2*

- Motion memorializing Resolution #2022-08-01 made by Mr. Feola, second by Mr. McGinn; roll call of those eligible to vote - aye '4' in favor /nay '0' opposed

**R** *Resolution No. 2022-11-03: 114-85th ST. CONDO ASSN. c/o A. COOGAN @ 114 - 85th St / B-86.02 / L-20.01 / Z-R2*

- Motion memorializing Resolution #2022-08-01 made by Mr. McGinn, second by Ms. Elko; roll call of those eligible to vote - aye '4' in favor /nay '0' opposed

**R** *Resolution No. 2022-11-04: STEELMAN, Lewis J., Jr. @ 29 -30th St / B-29.02 / L-1.01 / Z-C-2*

- Motion memorializing Resolution #2022-08-01 made by Mr. McGinn, second by Ms. Elko; roll call of those eligible to vote - aye '4' in favor /nay '0' opposed

**R** *Resolution No. 2022-11-05: FALLON, Terrance & Smith, Carole @ 114 - 82nd St, Rear / B-82.03 / L-100 / Z-R-2*

- Motion memorializing Resolution #2022-08-01 made by Mr. McGinn, second by Mr. Feola; roll call of those eligible to vote - aye '4' in favor /nay '0' opposed

**R** *Resolution No. 2022-11-06: HAUSS, Maryann & HARRIS, Robert @ 148 - 85th Street / Block 86.02 / Lots 13.01 / Zones R-2*

- Motion memorializing Resolution #2022-08-01 made by Mr. McGinn, second by Ms. Elko; roll call of those eligible to vote - aye '4' in favor /nay '0' opposed

**~NEW BUSINESS:**

**📁** *Applicant: The Estate of Marie D. GUARINI (Hardship/Bulk, Flex 'C' Variances)*

*@ 5301 Landis Avenue / Block 53.02 / Lots 8 / Zones R-2*

*Proposed: to demolish existing single family & detached garage and construct a new two-family dwelling*

*Requesting: variance relief of front yard setback fronting Landis Ave, total side yard setback (if required) & any other relief deemed necessary*

*Professionals: Jeffrey Barnes, Esq. offers introductions and a summary of the project being proposed as he reviews the variance relief being sought on this proposed project to demolish a single family and construct a new two-family dwelling located on a corner lot at Landis Avenue and 53<sup>rd</sup> Street, as he points out that the proposed new duplex structure will be left with no real open space for outside gathering. Andrew Bechtold, R.A. is sworn in and continues testimony to how the new structure will be in complete compliance and reviews the traffic along Landis Avenue, curb cuts, aesthetics, landscaping and plantings details, and after taking into consideration*

any other options possible to provide an outside gathering area they found that what is being proposed is the safest and most beneficial to the property and surrounding neighbors.

Witnesses: n / a

Exhibits/Reports: n / a

Board Comment: there is some discussion and clarification as to alternative options considered like shrinking the building which will make it to narrow, eliminating any fencing to maintain open space, the minimal outdoor area they would have without relief and the positive impact it will have on the property and neighborhood

Public Comment: n / a

- Motion in the affirmative for variance relief for the minimum front yard setback; including any & all comments and conditions as discussed, as agreed, and outlined in Mr. Previti's engineer memorandum dated 11-23-2022 inclusive; Motion made by Mr. McGinn, second by Mr. Feola; roll call of eligible votes - *aye* '3' in favor / *nay* '1' opposed & therefore GRANTED 3-1

~With no further business

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

**Meeting Adjourned**

Respectfully submitted,



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