

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT

WEDNESDAY, SEPTEMBER 7th, 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: 124-88th STREET CONDO ASSOCIATION (c/o John Alex & Eileen Meier) (Hardship/Bulk, Flex 'C' Variances)

@ 124 -88th Street / Block 89.02 / Lots 36 & 37 (qual. C-1 & C-2) / Zones R2

Proposed: to construct an addition and alterations to an existing two family dwelling

Requesting: variance relief side yard setbacks, front yard setbacks, rear yard setbacks, building coverage, lot coverage, and parking and any other relief deemed necessary

📁 Applicant: Mark RAYER & Colleen DOHERTY (Hardship/Bulk, Flex 'C' Variances)

@ 210 -93rd Street / Block 94.03 / Lots 42.02 & 43 / Zones R2

Proposed: to demolish existing single family and construct a new single family dwelling & in-ground swimming pool

Requesting: variance relief for lot area, lot width, lot depth, deck height, rear yard setback to pool, side yard setback to pool, distance between primary structure (dwelling) and accessory structure (pool)

6. Resolutions

℞ Resolution No. 2022-08-01: Franklin J. ROOKS, Jr. (Hardship/Bulk, Flex 'C' Variances)

@ 105 - 33rd Street / Block 32.03 / Lots 11.01 & 12.01 / Zone R2

7. Meeting Minutes

ℳ *Minutes* of Monday, August 1, 2022 Regular 'In-Person' Meeting

8. Adjourn

* Please note - changes are possible *

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
Minutes of Regular 'In-Person' Meeting
Wednesday, September 7th, 2022 @ 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: Mr. Feola, Mr. Iannelli, Mr. Cloud (New Alt #2) & Mr. McGinn (Acting Chair)

Absent: Mr. Deal, Ms. Elko, Mrs. Durling (Alt #1), Mrs. Urbaczewski & Mr. Pasceri

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

~NEW BUSINESS:

 Mr. Kenneth Cloud is sworn in as New Alternate No. 2 Board Member to the Zoning Board of Adjustment

 **Applicant:** 124-88th STREET CONDO ASSOCIATION (c/o John Alex & Eileen Meier) (Hardship/Bulk, Flex 'C' Variances)

@ 124 -88th Street/ Block 89.02/ Lots 36 & 37 (qual. C-1 & C-2)/ Zones R2

Proposed: to construct an addition and alterations to an existing two family dwelling

Requesting: variance relief side yard setbacks, front yard setbacks, rear yard setbacks, building coverage, lot coverage, and parking and any other relief deemed necessary

Professionals: Jeffrey Barnes, Esq. on behalf of Applicants, offers introductions, offers a brief history about their family and the property and continues into a detailed explanation regarding the proposed addition and alterations to raising the current structure to increase their parking area, because vehicles extend into the city right of way which is not permitted. Ms. Pamela Fine (Architect) reviews elevation details, the proposed plan for raising the structure and the proposed addition to the rear of the structure for a more spacious living area. She describes the property and structure layout, proposed reduction in the number of bedrooms, the renovations and more importantly the elevator that is so very much needed and will access the second floor unit only, creating additional space for parking that has been incorporated into this project so their vehicles won't encroach into the city right-of-way when parked on site. Mr. Jason Sciuillo (Engineer & Planner) reviews the non-conformities like the lot size, encroaching stairs being one reason for needing relief and further explains the stairs and aggregate side yard setback. Mr. Sciuillo reviews the variances as outlined with specific attention to the side yard and addresses several items with comparisons between what is proposed and what could have been done before continuing with details on measurements/dimensions, positive and negative criteria, off street parking and the addition proposed, as well as the enhancements and benefits of the project to the surrounding properties.

Witnesses: John Alex Meier & Eileen Meier (applicants) offer some history about how they acquired the property & structure from their brother in 1995, where the sister took the upper level unit and he kept the first floor unit for himself. Mr. Meier further explains how they plan to retire to Sea Isle full time and will need additional living space to live comfortably, notes how the current laundry room for his unit is only accessible by going outside, and the current parking situation where on-site parking leaves vehicles encroaching into the city right of way. They each stress once again that their primary goal is to raise the structure so it will be above flood level, increase the on - site parking, and more importantly to add an elevator to the interior of the structure and increase their living space by adding on to the rear of the structure

Exhibits/Reports: Exhibit A- 11" x 17" packet of drawings for project

Board Comment: there were inquiries and some discussion regarding a fire suppression system of which their professionals felt with the materials used it would not be needed,

Public Comment: Deborah Helak & her husband -126-88th St and neighbors to the applicant speak in support of the project especially with the added off street parking proposed; Sue Johnston -139A -88th St speaks in favor of the project and the positive impact it will have on their neighborhood; Joe Meier -117-92nd St & brother of applicants notes his support and praises the parking benefit; John Divney -10-69th St speaks in favor of the project.

- Motion in the affirmative for variance relief of Use limitations, min side & aggregate side yard setbacks, building height and driveway width; and existing non-conforming min. lot area & min. lot width; including any and all comments and conditions as discussed, agreed and as outlined in Mr. Previti's engineer memorandum dated 6-22-2022 & updated 8-29-2022 inclusive; Motion made by Mr. Feola, second by Mr. Iannelli; roll call of eligible votes - *aye* '4' in favor / *nay* '0' opposed & therefore GRANTED 4-0

 **Applicant:** Mark RAYER & Colleen DOHERTY (Hardship/Bulk, Flex 'C' Variances)

@ 210 -93rd Street / Block 94.03 / Lots 42.02 & 43 / Zones R2

Proposed: to demolish and reconstruct a new single family dwelling with an in-ground pool

Requesting: variance relief for lot area, lot width, lot depth, deck height, rear yard setback to pool, side yard setback to pool, distance between primary structure (dwelling) and accessory structure (pool)

Professionals: Jeffrey Barnes, Esq. on behalf of Applicants, provides introductions to be sworn in, and offers a brief summary of what the applicants are proposing by way of a new larger single family dwelling to be flood compliant and allow for more living space. He reviews and explains the variances as listed in the Engineer's report, which is followed by testimony from Mr. Blane Steinman (R.A.) detailing the current conditions of the property and explaining the design and layout of the structure and stating for the record that their main goal is to maximize without being greedy and then addresses the parking specifically, elevator within the building, exterior decks and briefly discusses height and the proposed roof top deck. Mr. Steinman continues with testimony regarding the proposed in-ground swimming pool, the walk way around the pool, and green space. Mr. John Halbruner (P.E.) clarifies a few things regarding the swimming pool, testifies to the positive and negative criteria, notes items as affiliated with the pool and designed with an intended goal of keeping within the requirements to the best of their ability.

Witness(s): Mr. Mark Rayer (Applicant) offers a bit of history about their family, the property and current structure as he comments on how their growing family with an additional five children doesn't work well when there are only 2 bedrooms and 1 bathroom, so their intentions are to make this their forever home now

Exhibits/Reports:

Board Comment: there was some discussion regarding a landscape buffer for noise and details on the proposed walkway around the pool, landscaping setbacks, a possible encroachment into green space, roof top deck and railing height, in addition to inquiries about reducing the pool size to 8' instead of 9' for more space and safety.

Public Comment: Joe Carrigan - 9304 Landis Avenue to speak in opposition of the project questioning the number of variances and feels the code could have been followed with this project, Paul Porreca - also 9304 Landis Avenue also opposed notes the loss of their view and further questions the parking

- Motion in the affirmative for variance relief for improvements on lot less than 3,500 S.F., min lot area, min. lot width, min. lot depth, aggregate side yard setback, setbacks for pool to main structure & pool rear yard, patio setbacks on side & rear, green space buffer in rear and east side yard; including any and all comments and conditions as discussed, agreed and as outlined in Mr. Previti's engineer memorandum dated 7-20-2022 & updated 8-29-2022 inclusive; Motion made by Mr. Feola, second by Mr. Cloudi; roll call of eligible votes - aye '4' in favor / nay '0' opposed & therefore GRANTED 4-0
- Motion separately on variance for max. deck height; including any and all comments and conditions as discussed, agreed and as outlined in Mr. Previti's engineer memorandum dated 7-20-2022 & updated 8-29-2022 inclusive; Motion made by Mr. Feola, second by Mr. Iannelli; roll call of eligible votes - aye '0' in favor / nay '4' opposed & therefore DENIED 4-0

~Resolutions:

Resolution No. 2022-08-01: Franklin J. ROOKS, Jr. @ 105-33rd St/ B- 32.03/ L- 11.01 & 12.01/ Z- R2

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

~Meeting Minutes to Adopt:

Minutes of August 1st, 2022 Regular Scheduled Zoning Board Meeting

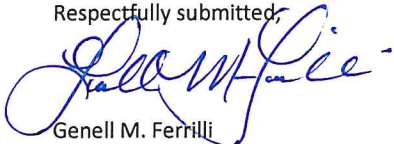
- Motion made by Mr. McGinn, second by Mr. Feola; roll call of those eligible to vote - aye '4' in favor / nay '0' opposed

~With no further business

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

Meeting Adjourned

Respectfully submitted,



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