

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
MONDAY, FEBRUARY 6th, 2023 @ 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	_____ Louis Feola, Jr.	_____ Caryn Durling Alt I
_____ Patricia Urbaczewski, Vice Chair	_____ Lenny Iannelli	_____ Kenneth Cloud, Alt II
_____ Jacqueline Elko	_____ William McGinn	

5. NEW BUSINESS

📁 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: MEYER, James Alan & Christina Marie (Hardship/Bulk/Flex 'C' Variances)

@ 136 -88th Street, East Unit / Block 89.02 / Lots 30.02, 31.01, 32.01 & 32.02 / Zones R2

Proposed: to install an in-ground pool in rear yard of east unit

Requesting: variance relief for distance between main structure & accessory/pool structure and any other relief deemed necessary

📁 Applicant: LAMB, Linda (Hardship/Bulk/Flex 'C' Variances)

@ 4434 Venicean Road / Block 44.05 / Lots 117 / Zones R2 a

Proposed: to replace existing duplex with a new two-family duplex structure

Requesting: variance relief for building on a non-buildable lot, lot size and width (existing), front yard, rear and side yard setbacks and any other relief deemed necessary

6. Resolutions

℞ Resolution No. 2023-01-01: Christine DONOHUE (Hardship/Bulk, Flex 'C' Variances)

@ 4-79th Street / Block 79.01 / Lots 286.02 & 287.02 / Zones R-2

℞ Resolution No. 2023-01-02: Charles & Esther SULZBACH (Hardship/Bulk, Flex 'C' Variances)

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

℞ Resolution No. 2023-01-03: Zoning Board of Adjustment 2023 Re-Organization

Zoning Board Re-organization for Calendar Year 2023 to appoint/re-appoint Chair/Vice-Chair/secretary, Professional Services, Publication of choice, & adopted regular meeting dates, including any work sessions for calendar year 2023

7. Meeting Minutes

ℳ Minutes of Wednesday, January 4, 2023 Regular Zoning Board Meeting

8. Adjourn

* Please note - changes are possible

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
Minutes of Regular 'In-Person' Meeting
Monday, February 6th, 2023 @ 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. Iannelli, Mr. McGinn, Mrs. Durling (Alt #1), Mr. Cloud (Alt #2) & Mr. Pasceri

Absent: 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.

~NEW BUSINESS:

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

@ 8223 Sounds Avenue, West Unit / Block 82.04 / Lots 11 & 21.02 / Zone R-2

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

Requesting: variance relief for min. lot width, min. rear yard setback, aggregate side yard setback & any other relief deemed necessary

Professionals: Donald Wilkinson, Esq. briefly summarizes what was discussed at the previous meeting as he reviews the comments and suggestions considered when revising the project. He explains that it is bay front and how the entrance/exit stairs in question lead towards the bay and wants the stairs reconfigured to lead in the other direction for safety purposes. Carmen LaRosa (Architect & Planner) offers some testimony regarding their safety concerns and explains how they took everything previously discussed into consideration when working on an alternative design that would increase safety, ease of accessibility especially for emergency purposes, and how the revisions eliminated two sets of steps in the side yard to propose one set of steps that will wrap around the structure from the rear yard into the side yard.

Witnesses: Mr. Trevlyn (Owner/Applicant) offers some history about this property and their unit on the west side of the structure, which is used as second home primarily in the summer and further explains their safety issues they are concerned about,

Exhibits/Reports: A-1 and A-2 photographs of existing.

Board Comment: there was some discussion regarding two sets of steps being too much for the side yard and not safe in an emergency situation which was redesigned with one set of steps as the solution.

Public Comment: n / a

- Motion in the affirmative for variance relief for existing non-conforming min. lot width and min. rear yard and aggregate side yard setbacks; including any & all comments and conditions as discussed, as agreed, and outlined in Mr. Previti's engineer memorandum updated 1-30-2023 inclusive; Motion made by Mr. McGinn, second by Mrs. Elko; roll call of eligible votes - *aye* '7' in favor / *nay* '0' opposed & therefore GRANTED 7-0

📁 **Applicant:** MEYER, James Alan & Christina Marie (Hardship/Bulk, Flex 'C' Variances)

@ 136 – 88th Street, East Unit / Block 89.02 / Lots 30.02, 31.01, 32.01 & 32.02 / Zone R-2

Proposed: to install an in-ground pool in the rear yard of East Unit

Requesting: variance relief for distance between main structure and accessory/pool structure and any other relief deemed necessary

Professionals: Donald Wilkinson, Esq. on behalf of the applicants, who are held up in Mexico, so their professionals will make any changes or decisions as deemed necessary on their behalf, as he provides a summary of the pool they are proposing. He addresses Andrew Bechtold, RA (Architect) who is sworn in and offers detailed testimony to the size and shape of the proposed pool, surround, fencing and gate, setbacks, the recharge system, and the positive and negative criteria of the project.

Witnesses: n / a

Exhibits/Reports: n / a

Board Comment: there is some discussion regarding the grading, recharge system, and mention of the benefits of this project as far as fire danger and clarification regarding the location of the recharge.

Public Comment:

- Motion in the affirmative for variance relief on setback of accessory structure (pool) to main structure, patio setback in rear yard, patio setback in side yard and aggregate side yard setback (to proposed pool platform); including any & all comments and conditions as discussed, as agreed, and outlined in Mr. Previti's engineer memorandum dated 1/18/20 inclusive; Motion made by Mr. McGinn, second by Ms. Elko; roll call of eligible votes - *aye* '7' in favor / *nay* '0' opposed & therefore GRANTED 7-0

📁 Applicant: LAMB, Linda

(Use 'D' & Hardship/Bulk, Flex 'C' Variances)

@ 4434 Venicean Road / Block 44.05 / Lots 117 / Zone R2a

Proposed: to demolish existing duplex structure and build a new duplex structure

Requesting: variance relief for building on non-buildable undersized lot, existing min. lot area and width, min. front & rear & aggregate side yard setbacks, green space buffer in rear yard & any other relief deemed necessary

Professionals: Donald Wilkinson, Esq. on behalf of the applicant provides an overview of the prior application submitted and denied, briefly reviews the comments and suggestions from the board on the last application, as he continues with a summary of what is being proposed in this modified 'New' application to construct a replacement duplex structure that is compliant with flood and code requirements. He addresses Blane Steinman, RA (Architect) to provide additional testimony to the redesign of this project as he details the size, number of stories, design, and layout, FAR, CAFRA, landscape including plantings and trees, in addition to reviewing stack and off-street parking. It is noted for the record that this application has been modified based on prior feedback, where the proposed structure will be within the same front and rear yard setbacks, significantly reduced by one living level and by one less bedroom per unit so there will be a ground level garage and two living stories above, modified but just about within the same footprint and very similar to the deteriorating structure being demolished, and since CAFRA approved the decks without a roof, they eliminated it.

Witnesses: Ms. Lamb (Owner/Applicant) offers testimony to the changes they made to accommodate all the concerns and comments from the prior application, since it was denied, and in not wanting to cause any problems is returning with a far more acceptable project, that will be suitable for living in year-round.

Exhibits/Reports: updated plans are discussed on record due to discrepancies between information and testimony given and

Board Comment: there is discussion about whether this should be taken as a Use variance first, more details on the proposed parking and stacked parking are discussed in detail, question as to whether front yard setback relief could be eliminated if structure was moved, there is some question to a few items that don't match up with testimony given, and noted for the record how the new design reduced the mass and density and the modifications for this new building will be an improvement from what is there as well as benefit and enhance the surrounding neighborhood.

Public Comment:

- Motion in the affirmative to base application on 'D' Use variance relief; Motion made by Mr. Feola, second by Mrs. Durling; roll call of eligible votes - aye '7' in favor / nay '0' opposed & therefore GRANTED 7-0
- Motion in the affirmative for variance relief on existing non-conforming min. lot area and width, front & min. rear & aggregate side yard setbacks, and green space, including any & all comments and conditions as discussed, as agreed, and outlined in Mr. Previti's engineer memorandum dated 1/18/23 inclusive; Motion made by Mr. McGinn, second by Mr. Cloud; roll call of eligible votes - aye '6' in favor / nay '1' opposed & therefore GRANTED 6-1

~Resolutions:

℞ Resolution No. 2023-01-01: Christine DONOHUE @ 4 – 79th St/ B-79.01/ L-286.02 & 287.02/ Z-R-2

- Motion memorializing Resolution #2023-01-01 made by Mr. Cloud, second by Mr. McGinn; roll call of those eligible to vote - aye '6' in favor / nay '0' opposed

℞ Resolution No. 2023-01-02: Charles & Esther SULZBACH @ 3610 Landis Ave/ B-36.03/ L-12/ Z-C-1

- Motion memorializing Resolution #2023-01-01 made by Mrs. Durling, second by Ms. Elko; roll call of those eligible to vote - aye '6' in favor / nay '0' opposed

℞ Resolution No. 2023-01-03: Zoning Board of Adjustment 2023 Re-Organization

- Motion memorializing Resolution #2023-01-01 made by Ms. Elko, second by Mrs. Durling; roll call of those eligible to vote - aye '6' in favor / nay '0' opposed

~Meeting Minutes to Adopt:

ℳ Minutes of Wednesday, January 4th, 2023 Regular Scheduled Zoning Board Meeting

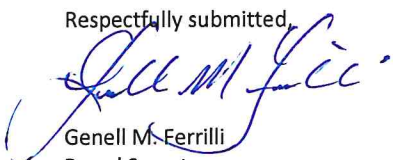
- Motion to adopt the January 4th, 2023 Zoning Board Meeting made by Mr. Feola, second by Mrs. Durling; roll call of those eligible to vote - aye '4' in favor / nay '0' opposed

~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