

**CITY of SEA ISLE CITY**  
**ZONING BOARD OF ADJUSTMENT**

**WEDNESDAY, JANUARY 4<sup>th</sup>, 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	_____ 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**

**ZONING BOARD RE-ORGANIZATION FOR '2023' CALENDAR YEAR**

Zoning Board Re-organization for Calendar Year 2023: new appointments/re-appointments, Professional Services, Publication of choice, & adopted regular meeting dates, including any work sessions for calendar year 2023

**\*\* (Continuances from the December 5<sup>th</sup>, 2022 Meeting)**

**Applicant: DONOHUE, Christine (Hardship/Bulk/Flex 'C' Variances) \*\***

@ 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: 3610 Landis Avenue Condo Assn. & 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: TREVLIN, Dean & Gloria (Hardship/Bulk/Flex 'C' Variances)**

*(Revised)*

@ 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)**

*(New)*

@ 136 -88<sup>th</sup> 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

**6. Resolutions**

**Resolution No. 2022-12-01: The Estate of Marie D. GUARINI (Hardship/Bulk, Flex 'C' Variances)**

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

**7. Meeting Minutes**

*m* Minutes of Monday December 5, 2022 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 6<sup>th</sup>, 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.

**~Announcement:**

A Announcement for

**~NEW BUSINESS:**

📁 **Applicant:** *TREVLIN, 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.

**Witnesses:**

**Exhibits/Reports:**

**Board Comment:**

**Public Comment:**

- Motion in the affirmative for variance relief for the front yard setback; including any & all comments and conditions as discussed, as agreed, and outlined in Mr. Previti's engineer memorandum dated 8-31-2022 inclusive; Motion made by Mr. McGinn, second by Mrs. Elko; roll call of eligible votes - *aye* '6' in favor / *nay* '0' opposed & therefore GRANTED 6-0

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

@ 136 – 88<sup>th</sup> 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/pojo structure and any other relief deemed necessary

**Professionals:** Donald Wilkinson, Esq. on behalf of the applicants

**Witnesses:**

**Exhibits/Reports:**

**Board Comment:**

**Public Comment:**

- Motion in the affirmative for Use variance relief to expand a non-conforming use and the principal rear yard setback based on residential zoning; including any & all comments and conditions as discussed, as agreed, and outlined in Mr. Previti's engineer memorandum dated 11-22-2022 inclusive; Motion made by Mr. McGinn, second by Mr. Feola; roll call of eligible votes - *aye* '6' in favor / *nay* '0' opposed & therefore GRANTED 6-0

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

@ 8223 Sounds Avenue, West / Block 36.03 / Lots 12 / Zones C-1

Proposed: to construct stairs and expand decks on existing single-family dwelling fronting the 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. on behalf of the applicants begins with a summary of what is being proposed

**Witnesses:**

**Exhibits/Reports:**

**Board Comment:**

**Public Comment:**

- The Applicant's Representative, Mr. Wilkinson, Esq., thanks the board for their patience, time and input given to this application and respectfully requests for a continuance to the next meeting, so they can take all comments and recommendations into consideration when reviewing and reconfiguring their project and come back.

**~Resolutions:**

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

- Motion memorializing Resolution #2023-01-01 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. 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 Mr. McGinn, second by Ms. Elko; roll call of those eligible to vote - aye '4' in favor /nay '0' opposed

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

- Motion memorializing Resolution #2023-01-01 made by Mr. McGinn, second by Ms. Elko; roll call of those eligible to vote - aye '4' in favor /nay '0' opposed

**~Meeting Minutes to Adopt:**

**M** **Minutes of Wednesday, January 4<sup>th</sup>, 2023 Regular Scheduled Zoning Board Meeting**

- Motion to adopt the January 4<sup>th</sup>, 2023 Zoning Board Meeting 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. 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