

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

**WEDNESDAY, JULY 5<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	_____ Kenneth Cloud Alt I
_____ Caryn Durling	_____ Lenny Iannelli	_____ Patrick Curtin, Alt II **

\*\* New City Council Appointed Zoning Board Member will be sworn in prior to roll call (if present)

**5. NEW BUSINESS**

**R Applicant: KUZY, John & Diane** (*Hardship/Bulk/Flex 'C' Variances*)

@ 7701 Pleasure Avenue / Block 79.01 / Lots 285.02 / Zones R-2

*Proposed:* to construct a new single-family dwelling on vacant lot

*Requesting:* variance relief for rear yard setback, landscaping requirements, and on-site drainage

**\*\*\*\*\* ALL APPLICATIONS LISTED BELOW HAVE REQUESTED FOR A CONTINUANCE TO THE  
MONDAY, AUGUST 7<sup>TH</sup>, 2023 ZONING BOARD MEETING**

**R Applicant: WAGNER, Gregg & Annemarie/28-30<sup>th</sup> Street Condo Assn.** (*Hardship/Bulk/Flex 'C' Variances*)

@ 28 – 30<sup>th</sup> Street, South / Block 30.02 / Lots 8.01 & 9.01 / Zones R-2

*Proposed:* to add an 8' x 21' - 1<sup>st</sup> & 2<sup>nd</sup> Floor addition to rear of South Unit with roof top deck and rear yard in-ground pool

*Requesting:* variance relief for existing non-conforming conditions, setback from accessory structure (pool) to main building, planted green space in rear-if necessary, rear yard to proposed pool equipment platform

**R Applicant: FERNs, Richard & Kristen** (*Hardship/Bulk/Flex 'C' Variances*)

@ 6 – 79<sup>th</sup> Street / Block 79.01 / Lots 285.02 / Zones R-2

*Proposed:* to add a second-floor deck above the existing first floor deck

*Requesting:* variance relief for existing non-conformities and alterations of a pre-existing non-conforming lot & structure

**R Applicant: Andaloro, Michael** (*Hardship/Bulk/Flex 'C' Variances*)

@ 23 – 34<sup>th</sup> Street, South Unit / Block 33.02 / Lot 4 / Zone R-2

*Proposed:* to remove and reconstruct second level exterior deck and enclose for added living space

*Requesting:* variance relief related to front and rear yard setbacks and lot coverage

**R Applicant: 9 - 42<sup>nd</sup> Street, LLC.** (*Hardship/Bulk/Flex 'C' & Use 'D' Variances*)

@ 9 – 42<sup>nd</sup> Street / Block 41.01 / Lots 7.01 / Zones C-4

*Proposed:* change of use from commercial to mixed use commercial & residential development with accompanying upgrades

*Requesting:* variance relief for proposed change of use

**6. Resolutions**

**R Resolution No. 2023-06-01: Inland Harbor Condo Assn. (c/o M. Dolio)** (*Hardship/Bulk/Flex 'C' & Use 'D' Variances*)

@ 382 – 43<sup>rd</sup> Street / Block 42.06 / Lots 35 & 36 / Zones C-3

**R Resolution No. 2023-06-02: McGONIGAL, John** (*Hardship/Bulk/Flex 'C' Variances*)

@ 8819 Pleasure Avenue / Block 89.01 / Lots 1 / Zones R-2

**R Resolution No. 2023-06-03: 5918 Sounds Avenue Condo Assn. (c/o Brenda Gervato)** (*Hardship/Bulk/Flex 'C' Variances*)

@ 5918 Sounds Avenue, South Unit / Block 59.05 / Lot 6,7.01 & 7.03 / Zone R-2

**7. Meeting Minutes**

*m* Minutes of Monday, June 5<sup>th</sup>, 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**  
**Wednesday, July 5<sup>th</sup>, 2023 @ 7:00 PM**

**~Meeting called to order:** by Acting Chairperson Mr. McGinn. All join for Pledge of Allegiance. Opening comments begin with the Open Public Meetings Act statement.

**~Board Roll Call:**

*Present:* Mrs. Durling, Ms. Elko, Mr. Iannelli, Mr. McGinn, Mr. Cloud (Alt #1)

*Absent:* Mr. Feola, Mr. Curtain (Alt #2), 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:**

📁 **Applicant:** KUZY, John & Diane (*Hardship/Bulk/Flex 'C' & Use 'D' Variances*)

@ 7701 Pleasure Avenue / Block 77.01 / Lots 443.02 & 443.03 / Zone R-2

*Proposed:* to construction a new single-family dwelling

*Requesting:* variance relief for rear yard setback, landscaping, and stormwater management for minor development

**Professionals:** Lyndsy Newcomb, Esq. on behalf of applicant offers a summary of the current vacant lot and the project proposed to construct a new single-family dwelling based on a 35' wide by 38' long building envelope, to be constructed on pilings with 3 parking spaces in accordance with NJDEP limitations and requirements which created the need for the variance relief being sought. James McAfee, R.A. (Registered Architect) reviews the proposed project as he details the layout the structure, dimensions, elevator, elevations, roof deck and goes over the comments that as addressed on the revised plans submitted as exhibit, all in line with land use requirements. Louis Scheidt, PE,PP (Professional Planner & Engineer) provides detailed testimony about CAFRA and DEP approvals and restrictions the design of this project had to be adhered to, as far as the landscaping, grading, building envelope, dune and setbacks, which created the need for seeking stormwater, green space and landscape relief due to these restrictions. Additional details are provided on an 18' wide by 27' long pervious paver parking area and walkway access to stairs, the C1 and C2 criteria and how it would be more beneficial than detrimental to the surrounding neighborhood.

**Witnesses:** n / a

**Exhibits/Reports:** A-1: rendering of proposed dwelling from front/beach side angle; A-2: plans addressing Board Engineer's comments, revised June 26, 2023.

**Board Comment:** there are some questions about the mechanical equipment and room being lower than flood elevation,

**Public Comment:** n / a

- Motion taken in the affirmative for variances requested, including any & all comments and conditions as discussed, as agreed too, and outlined in Mr. Previti's engineer memorandum dated 6-20-2023 and updated 6-26-2023 inclusive; Motion made by Mr. Cloud, second by Mr. Iannelli; roll call of eligible votes - *aye* '5' in favor / *nay* '0' opposed & therefore **GRANTED** 5-0 (NOTE THAT FOLLOWING THE JULY 5, 2023 MEETING THE BOARD BECAME AWARE OF ISSUES RELATING TO NOTICE AND THE APPLICATION WAS THEN CONTINUED TO THE AUGUST 7, 2023 MEETING TO CONTINUE THE HEARING, CONSIDER FURTHER PUBLIC COMMENT, AND CONSIDERATION OF A FURTHER VOTE ON THE APPLICATION BASED ON A COMPLETE RECORD. PLEASE REFER TO SUBSEQUENT MEETING MINUTES REGARDING A FINAL DECISION ON THIS APPLICATION)

**~Resolutions:**

📄 **Resolution No. 2023-06-01:** Inland Harbor Condo Assn. (c/o M. Dolio) @ 382-43<sup>rd</sup> St/B 42.06 /L: 35 & 36 /Z:C-3

- Motion memorializing Resolution #2023-06-01 made by Ms. Elko, second by Mr. Iannelli; roll call of those eligible to vote - *aye* '7' in favor /*nay* '0' opposed

📄 **Resolution No. 2023-06-02:** McGONIGAL, John @ 8819 Pleasure Ave/ B:89.01/L: 1/ Z:R-2

- Motion memorializing Resolution #2023-06-02 made by Mr. Cloud, second by Mr. McGinn; roll call of those eligible to vote - *aye* '7' in favor /*nay* '0' opposed

📄 **Resolution No. 2023-06-03:** 5918 Sounds Avenue Condo Assn.(c/o Brenda Gervato) @ 5918 Sounds Ave,S/B:59.05/L:6, 7.01 & 7.03/Z:R-2

- Motion memorializing Resolution #2023-06-03 made by Ms. Elko, second by Mr. Cloud; roll call of those eligible to vote - *aye* '7' in favor /*nay* '0' opposed

**~Meeting Minutes to Adopt:**

📄 **Minutes of Monday, June 5<sup>th</sup>, 2023 Regular Zoning Board Meeting**

- Motion to adopt the June 6<sup>th</sup>, 2023, Zoning Board Meeting made by Mr. Cloud, 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, and all were in favor

**Meeting Adjourned**

Respectfully submitted,



Genell M. Ferrilli

Board Secretary

City of Sea Isle City Zoning Board