

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT

Monday, August 1st, 2022 @ 7:00 pm 'Regular IN-PERSON 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.	_____ Lenny Iannelli, Alt I
_____ Nathaniel Deal	_____ William J. Keller	_____ Caryn Durling, Alt II

5. NEW BUSINESS

📁 **Applicant: Franklin J. ROOKS, Jr.** (*Hardship/Bulk, Flex 'C' Variances*)

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

Proposed: to construct an in-ground swimming pool

Requesting: variance relief for setback from main structure to accessory structure

6. Resolutions

℞ **Resolution No. 2022-07-01: EMMONS, Christopher** (*Hardship/Bulk, Flex 'C' Variances*)

@ 230 -86th St / Block 87.03 / Lot(s) 15.02 & 16.02 / Zone R-2

7. Meeting Minutes

ℳ *Minutes* of Wednesday, July 6, 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
Monday, August 1st, 2022 @ 7:00 PM

~Meeting called to order: by Vice Chairperson Mrs. Urbaczewski. All join for Pledge of Allegiance. Opening comments begin with Open Public Meetings Act statement.

~Board Roll Call:

Present: Ms. Elko, Mr. Feola, Mr. Keller, Mr. McGinn, Mrs. Durling (Alt #2) & Mrs. Urbaczewski

Absent: Mr. Deal, Mr. Iannelli (Alt #1) & Mr. Pasceri

Board Professionals: Mr. Christopher Gillin-Schwartz, Esq., of Gillin-Schwartz Law, Zoning Board Solicitor. Engineer unable to attend.

~NEW BUSINESS:

Applicant: Franklin ROOKS, Jr. (*Flex 'C' Variances*)

@ 105 - 33rd Street / Block 32.03 / Lot(s) 11.01 & 12.01 / Zone R-2

Proposed: to construct an in-ground swimming pool

Requesting: variance relief of setback from Main Building to accessory structure and patio setback in rear yard

Professionals: Avery Teitler, Esq. begins with an overall summary of the proposed project to install an in-ground swimming pool in the rear yard of the property and addresses Andrew Bechtold (Architect) who offers detailed testimony of the dimensions, surround, setbacks around pool and provides detail regarding the setback relief needed as he reviews the Engineer's report and verifies that items will be met, reviews the positive and negative criteria, and notes how the project has been based on the surrounding neighborhood so there is no effect on the adjacent neighbors.

Witness(s): Frank Rooks (Owner/Applicant) to answer any questions

Exhibits/Reports: n / a

Board Comment: verification was requested on whether this is a single and not a duplex dwelling as noted on plans and will be changed accordingly, there is some discussion regarding the equipment and platform which does encroach and could be moved if that is something that would satisfy setbacks,

Public Comment: Caryn Durling - next door neighbor in support of and believes this is a nice project

- Motion in the affirmative for variance relief of setback from main structure to accessory pool structure, patio setback in rear yard (concrete), rear yard and mechanicals, including any and all comments and conditions as discussed, agreed and outlined in Mr. Previti's engineer memorandum dated 7-22-2022 inclusive; Motion made by Mr. McGinn, second by Mrs. Elko; roll call of eligible votes - aye '5' in favor / nay '0' opposed / 1-abstained & therefore GRANTED 5-0

~Resolutions:

Resolution No. 2022-07-01: EMMONS, Christopher D. @ 230 - 86th St/ B-87.03/ L-15.02 & 16.02/ Z-R-2

Motion memorializing Resolution #2022-07-01; Motion made by Mr. Keller, second by Ms. Elko; roll call of those eligible to vote - aye '4' in favor / nay '0' opposed

~Meeting Minutes to Adopt:

Minutes of July 6th, 2022 Regular Scheduled Zoning Board Meeting

- Ms. Elko makes motion, Mr. Feola seconds; roll call of those eligible to vote - all ayes '4' in favor / none opposed

~With no further business

- Motion to adjourn by Mr. Iannelli, with all in favor

Meeting Adjourned

Respectfully submitted,



Genell M. Ferrilli

Board Secretary

City of Sea Isle City Zoning Board