

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT

Wednesday, July 6th, 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: 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 addition and alterations to an existing duplex
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: EMMONS, Christopher (Hardship/Bulk, Flex 'C' Variances)
@ 230 -86th Street / Block 87.03 / Lots 15.02 & 16.02 / Zone R-2
Proposed: to demolish existing single family dwelling and construct a new single family
Requesting: variance relief for lot area, frontage & depth, front & rear yard setbacks, building on substandard non-buildable lot

6. Resolutions N / A

7. Meeting Minutes

ℳ *Minutes* of Monday, June 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
Wednesday, July 6th, 2022 @ 7:00 PM

~Meeting called to order: by Acting Chairperson B. McGinn. 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

Absent: Mr. Deal, Mr. Iannelli (Alt #1), Mrs. Durling (Alt #2), Mrs. Urbaczewski & Mr. Pasceri

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

~NEW BUSINESS:

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

@ 124-88th Street/ Block 89.02 / Lot(s) 36 & 37 / Zone R-2

Proposed: to construct an addition and alterations to existing duplex

Requesting: variance relief of front, side and rear yard setbacks, building coverage, lot coverage and parking

Professionals: Jeffrey Barnes, Esq. takes a few minutes to speak with clients Zoning Board Meeting, and due to the number of board members in attendance they wish to request an adjournment of this application to the Wednesday, September 7th, 2022 Zoning Board Meeting, as there is a conflict with the August Meeting Date, they will be waiving timing issues, and with no further notice required. Re-noticing would only be required if any substantial changes are made to the application or drawings.

📁 Applicant: EMMONS, Christopher (*Hardship/Bulk, Flex 'C' Variances*)

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

Proposed: to demolish existing single family dwelling and construct a new improved single family dwelling

Requesting: variance relief of lot area, frontage & depth, front & rear yard setbacks, and building on non-buildable lot

Professionals: Jeffrey Barnes, Esq. on behalf of applicants offers a brief summary about the property, what currently exists on the lot, and reviews the hardship and flex 'C' variance relief they are seeking, since it is a non-buildable lot with existing non-conformities to consider. Mr. Steinman (Architect) offers testimony to the conditions and small size of what currently exists, as he proceeds with details of what is being proposed and how it will conform to height, building coverage, FAR and all other requirements, and still be compatible with the surrounding neighborhood. Mr. Sciuillo (Professional Planner) reviews all the options that were considered in the planning of this project for a new code and flood compliant structure with improved run off, in addition to the positive and negative criteria of this project

Witness(s): Christopher Emmons (Owner/Applicant) provides testimony about their history here in Sea Isle from when they purchased this one story 'Kit' style house after Sandy which is located adjacent to the Townsend Inlet Yacht Club, as he describes what currently exists and their reason for this proposed project and offers explanation regarding the 4 foot easement behind their structure, which is for the benefit of the rear structure but not shown on the plans

Exhibits/Reports: n / a

Board Comment: There was some discussion about the demolition of this structure and avoiding any disruption to the rear structure, if there was any consideration given to possibly moving or shifting the house back, so it would be more in line with the adjacent properties, some clarification on landscaping and green space, and further discuss parking in detail due to the depressed curb and on-street parking that needs to be addressed, as well as questions about the proposed storage on the ground level which is not permitted by code.

Public Comment: William Comly from across the street speaks in favor of the project; Sarah Givens from the rear structure and beneficiary of the 4' easement notes that she is not opposed to the project and asks about the moving or shifting back of the structure and how that would affect her.

- Motion in the affirmative for variance relief to build on a non-buildable lot, front and rear yard setbacks and all existing non-conformities, including any and all comments and conditions as discussed and agreed and as outlined in Mr. Previti's engineer memorandums dated 6-1-2022 inclusive; Motion made by Mr. Feola, second by Mrs. Elko; roll call of eligible votes - *aye* '4' in favor / *nay* '0' opposed & therefore GRANTED 4-0

~Meeting Minutes to Adopt:

III. Minutes of June 6th, 2022 Regular Scheduled In Person Zoning Board Meeting

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

~Resolutions: N / A

~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