

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
WEDNESDAY, NOVEMBER 5th, 2025 @ 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	_____ Robert Tull
_____ Louis Feola, Jr., Vice Chair	_____ Donna Fitzpatrick	_____ Richard Browne, Alt I
_____ Kenneth Cloud	_____ William McGinn	_____ Nicholas Screnci, Alt II

5. NEW BUSINESS

***A* Applicant: LANE, Joseph & Rita (Hardship/Flex 'C' Variances) (Continued from October 6th Meeting)**

@ 10 -55th Street South/ Block 55.01/ Lots 1507.02-Qual. C-S & 1509.02 (Easement)

Proposed: to construct an elevator shaft for an elevator on the side of the structure

Requesting: variance relief for side yard setback, front yard setback and impervious coverage

***A* Applicant: RAZZI, Brian (Hardship/Bulk Variances)**

@ 124 – 42nd Street/ Block 42.03/ Lots 18.02/ Zone R-2

Proposed: to raise existing single-family dwelling, move back towards rear of the property and proposed alterations and upgrades

Requesting: variance relief for existing non-conformities consisting of an expansion of an undersized lot and affiliated front yard, side yard and aggregate side yard setbacks

***A* Applicant: PARKVIEW CONDOMINIUM ASSOC. (Hardship/Bulk & Flex 'C' Variances)**

@ 6812 Landis Avenue/ Block 68.03/ Lots 222

Proposed: construction and modifications to existing two-story deck

Requesting: variance relief for decks encroaching into setbacks and any other relief that may be deemed necessary

6. Resolutions

***R* Resolution No. 2025-10-02: UNCLE OOGIES HOUSING, LLC. ('D-2' Use Variance)**

@ 106 -50th Street (formerly 104 & 106 -50th Street/ Block 50.03/ Lots 22.02, 23.01 & 23.02/ Zone C-2

7. Meeting Minutes

***m* Minutes of Monday, October 6th, 2025 Regular Zoning Board Meeting**

8. Adjourn

* Please note - changes are possible *

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT

Minutes of Wednesday, November 5th, 2025 @ 7:00 PM Meeting

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

~**Board Roll Call:**

Present: Mr. McGinn, Mr. Tull, Mr. Browne (Alt. I), Mr. Screnci (Alt. II) & Mr. Pasceri (Chair)

Absent: Mr. Cloud, Ms. Elko, Mrs. Fitzpatrick & Mr. Feola (Vice-Chair)

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.

~**Announcements:**

Mr. Gillin-Schwartz makes an announcement for the record that the Lane Application at 10-55th Street, South Unit, has requested a continuation to the December 1st, 2025 meeting and will re-notice accordingly.

~**NEW BUSINESS:**

~ **Applicant: RAZZI, Brian** (*Hardship/Bulk Variances*)

@ 124 – 42nd Street/ Block 42.03/ Lots 18.02/ Zone R-2

Proposed: to raise existing single-family dwelling, move back towards rear of the property and proposed alterations and upgrades

Requesting: variance relief for existing non-conformities consisting of an expansion of an undersized lot and affiliated front yard, side yard and aggregate side yard setbacks

Professionals: James Chadwick PE, RA, introduces himself and Brian Razzi (Owner/Applicant) and are then sworn in with Mr. Andrew Previti (Municipal & Board Engineer). After Mr. Razzi addresses the Board Members, Mr. Chadwick provides details about the small size of the property, the small one-story bungalow structure that currently exists on it and that after more than 5+ years Mr. Razzi finally received the flood grant he applied for. Mr. Chadwick reviews the certified mailings that were sent out as required to property 200' list provided by the Assessor's office but had also sent certified letters to abutting property owners to see if there was interest in purchasing his property or if anyone may have any property available the applicant could possibly acquire, but no responses. He proceeds with how they are proposing to bring it into flood compliance by raising the structure which will also create three on-site parking spaces and moving it back to be in line with the neighboring properties, in addition to proposed Alterations to remove the roof and add a second story to the building. He describes the proposed materials and wall construction and no windows on the side walls, which they feel will at least help to slow a fire down some. He briefly reviews the variance relief with a few more details pertaining to the side & aggregate side yard setbacks and the building coverage mentioning as he believes this is due to the covered porch to add to the aesthetics of the structure, and that the positive criteria surely outweigh the negative on this project.

Witnesses: Mr. Razzi (Owner & Applicant) explains that he is a retired Camden Police Officer and has a special needs son to think about and offers some history about acquiring the property, how long he has owned, the flood damage the building has endured, and after the years and effort put into applying for this flood grant that was finally approved, he is looking forward to proceeding with this project so he can spend his retirement here in Sea Isle City.

Exhibits/Reports: n/a

Board Comment: for the record Mr. McGinn has conflict and stepped down. There were a few clarifications regarding the height of the structure, the distance between this and the neighboring structures, and how some of the existing non-conformities will be exacerbated by this project. There was some discussion about the ground level storage area proposed that ended up being eliminated from the garage area since storage is not permitted below flood level, as well as whether a sprinkler system should be required and incorporated as a condition of approval.

Public Comment: Michael Coleman of 42nd Street speaks on behalf of the applicant in favor of the project.

- Motion to incorporate a sprinkler system into the project as a condition of approval, as discussed and outlined in Mr. Previti's Engineering Memorandum dated 10/14/2025; Motion made by Mr. Browne, second by Mr. Tull; roll call of eligible votes - aye '4' in favor / nay '0' opposed and therefore Granted 4-0.
- Motion for variance relief to raise and expand existing structure on an undersized non-buildable lot, side yard and aggregate side yard setbacks, impervious coverage and sprinkler; all as discussed including comments and conditions, and as outlined in Mr. Previti's Engineering Memorandum dated 10/14/2025; Motion made by Mr. Browne, second by Mr. Tull; roll call of eligible votes - aye '4' in favor / nay '0' opposed and therefore Granted 4-0.

Applicant: PARKVIEW CONDOMINIUM ASSOC. (Hardship/Bulk & Flex 'C' Variances)

@ 6812 Landis Avenue/ Block 68.03/ Lots 222

Proposed: construction and modifications to existing two-story deck

Requesting: variance relief for decks encroaching into setbacks and any other relief that may be deemed necessary

Professionals: Daniel McCann, Esq. on behalf of the Parkview Condominium Association provides a summary of their reason for coming before the board followed by Condo President Mrs. Nancy McInerney & Professional Planner and Landscape Architect Mr. Matt Hender being sworn in. Mr. McCann continues to explain how the Condo Association hired an out-of-town contractor to redo the decks on their building and upon final inspection was informed the deck was not reconstructed in the same footprint as noted on the construction permit application but made larger and extending into the setback by two feet, which according to Mrs. McInerney they were not aware of at the time. Therefore, they are before the board seeking the relief necessary to keep the decks the way they are, because they believe it would be a detriment to all the unit owners if they had to remove and return the decks to the original size now. Mr. Hender offers testimony regarding this mistake they are trying to make right as he explains the benefit of the deck being approved the way it is and replaces the landscaping that was removed for aesthetics and as required by code and stresses the fact that it would be a travesty to make them remove the deck now.

Witnesses: Mrs. McInerney (Unit Owner and President of Condo Association) to answer any questions and note the importance of being able to keep the decks as is.

Exhibits/Reports: n / a

Board Comment: There was some discussion regarding the replacement of landscaping that was removed and how the additional decking does not have any kind of negative impact on the building, the property or the surrounding neighborhood

Public Comment: Fran Convery & tenant having owned one of the units in the same building for 40+ years notes that none of the owners really rent and enjoy their places so the larger decks will be a very welcoming benefit for added enjoyment, mentioning what an aesthetically pleasing improvement it is to the building; Ed Woltemate and neighbor to the property watched the project being done and believes it should remain the way it is because it looks great.

- Motion for variance relief to existing non-conformities, leaving the deck as constructed and to replace landscaping that was removed from in front of the deck for the deck work ; all as discussed including comments and conditions, and as outlined in Mr. Previti's Engineering Memorandum dated 10/13/2025; Motion made by Mr. McGinn, second by Mr. Tull; roll call of eligible votes - aye 5' in favor / nay '0' opposed and therefore Granted 5-0.

Resolutions:

R **Resolution No. 2025-10-01: Uncle Oogies Housing, LLC. ('D-2' Use Variances)**

@ 106 -50th Street (formerly 104 & 106 -50th Street) / Block 50.03 / Lots 22.02, 23.01 & 23.02/ Zone C-2

- Motion memorializing Resolution #2025-10-01 made by Mr. McGinn, second by Mr. Cloud; roll call of those eligible to vote - aye '6' in favor /nay '0' opposed

Meeting Minutes to Adopt:

/// Minutes of Monday, October 6th, 2025 Zoning Board Meeting

- Motion to adopt Monday, October 6th, 2025 Zoning Board Meeting Minutes, motion made by Mr. McGinn, second by Mrs. Fitzpatrick; roll call of those eligible to vote - aye '6' in favor /nay '0' opposed

~With no further business

Motion to adjourn by Mr. Feola, second by 'aye' all in favor

Meeting Adjourned

Respectfully submitted,



Genell M. Ferrilli

Board Secretary

City of Sea Isle City Zoning Board