

**CITY of SEA ISLE CITY**  
***ZONING BOARD OF ADJUSTMENT***  
**MONDAY, MAY 4<sup>th</sup>, 2026 @ 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**

**NOTE: ALL FOUR (4) APPLICATIONS BELOW WERE CONTINUED FROM THE APRIL ZONING BOARD MEETING.**

**✈ Applicant: WHITE, Joseph J. Jr & Jean Michelle (Hardship/Bulk Variances)**

@ 200 – 84<sup>th</sup> Street/ Block 85.04/ Lot 29/ Zone R2

*Proposed:* to maintain an encroaching HVAC Platform

*Requesting:* variance relief for rear yard setback and any other relief deemed necessary

**✈ Applicant: T. L. SEA ASSOCIATES (Flex 'C' & Use 'D' Variances)**

@ 3802 Landis Avenue/ Block 38.03/ Lots 23.02 & 24.02/ Zone C-1

*Proposed:* to redevelop property with a new Mixed-Use Building with Commercial on 1<sup>st</sup> floor & five (5) residential units on the 2<sup>nd</sup> & 3<sup>rd</sup> floors

*Requesting:* Preliminary & Final Site Plan review & approval and variance relief to add a commercial unit, density relief for number of residential units and any other relief deemed necessary

**✈ Applicant: 42<sup>nd</sup> PLACE, LLC. (Use 'D' Variances)**

@ 118 -40<sup>th</sup> Street (aka: 4000 Landis Ave) / Block 40.03/ Lots 1.04, 4, 12 & 20-24 / Zone C-5

*Proposed:* to develop a temporary bar and outdoor area until construction moves forward on prior Planning Board approvals

*Requesting:* Preliminary & Final Site Plan review & approval, 'Use' variance, waivers and any other relief deemed necessary

**✈ Applicant: MURPHY, John & Joanne/THOMAS, Clyde & Susan (Hardship/Bulk/Flex 'C' Variances)**

@ 5609 Roberts Avenue, South Unit / Block 56.04 / Lot 1479 (C-S) / Zone R2

*Proposed:* to construct in-ground swimming pool in rear yard of south unit

*Requesting:* variance relief for distance from main structure to accessory pool structure and any other relief deemed necessary

**6. Resolutions N / A**

**7. Meeting Minutes**

*m* *Minutes* of Monday, April 6<sup>th</sup>, 2026 Regular Zoning Board Meeting

**8. Adjourn**

\* Please note - changes are possible \*