

**CITY of SEA ISLE CITY**  
***ZONING BOARD OF ADJUSTMENT***  
**MONDAY, FEBRUARY 2<sup>nd</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**

***A* Applicant: LANE, Joseph & Rita (Hardship/Flex 'C' Variances)**

**@ 10 -55<sup>th</sup> 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

**6. Resolutions**

**Resolution #2026-01-01: GALLAGHER, Michael & Linda** ('D4'to exceed FAR & Hardship/Bulk Variances)

**@ 133 – 43<sup>rd</sup> Street/ Block 42.03/ Lots 4.03 & 5.01/ Zone R-2**

**Resolution #2026-01-02: 6000 LANDIS AVENUE, LLC.**

*(Minor Sub-division, Site plan review & approval, and D1 Use Variance)*

**@ 6000 Landis Avenue / Block 60.03 / Lot 17 / Zones C-2**

**Resolution # 2026-01-03: ZONING BOARD RE-ORGANIZATION FOR '2026' CALENDAR YEAR**

Zoning Board Re-organization for Calendar Year 2026: new appointments/re-appointments, Professional Services, Publication of choice, & adopted regular meeting dates, including any work sessions for the 2026 calendar year.

**Resolution # 2026-01-04: ZONING BOARD SOLICITOR CONTRAT FOR '2026' CALENDAR YEAR**

Re-appointment of Solicitor to Zoning Board of Adjustment for the 2026 Calendar Year.

**7. Meeting Minutes**

***m* Minutes of Monday, January 5<sup>th</sup>, 2026 Regular Zoning Board Meeting**

**8. Adjourn**

\* Please note - changes are possible \*

**SEA ISLE CITY  
ZONING BOARD OF ADJUSTMENT**

**Minutes of Regular Meeting  
Monday, February 2<sup>nd</sup>, 2026 @ 7:00 PM**

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

~**Board Roll Call:**

*Present:* Mr. Cloud, Mrs. Elko, Mrs. Fitzpatrick, Mr. McGinn, Mr. Tull, Mr. Screnci (Alt. II), Mr. Feola (Vice-Chair)

*Absent:* Mr. Pasceri (Chair) and Mr. Browne (Alt. I) resigned

*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.

~**NEW BUSINESS:**

~ **Applicant: LANE, Joseph & Rita** (Hardship/Flex 'C' Variances)

@ 10 -55<sup>th</sup> 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

**Professionals:** Elias T. Manos, Esq., now representing the applicant, offers a brief review of the project being proposed, introduces Professional Engineer Arthur Chew PE and Professional Architect Michael Scioli, RA from McAfee Architects who are then sworn in along with Mr. & Mrs. Lane. He continues explaining how the Lane's were before the Zoning Board back in 2023 and had been granted approval for a very similar project but later found was not going to work, so they had to make some changes. Mr. Manos offers a bit of history about the current structure being an existing three (3) story two-family dwelling with parking underneath located on what is considered beach front property and a 20' easement across the property providing access to the adjacent lot to the south. Mr. Chew continues testimony regarding side yard setback and how shifting the elevator more into the main structure encroached into needed living space and ground level parking area, as he details how this will reduce the side yard setback relief and how extending the length of the elevator shaft and moving the elevator door to the east creating the space needed to maneuver around a parked car at ground level and made for easier access in and out of the elevator at each level.

**Witnesses:** Mr. & Mrs. Lane (Owners/Applicants) offered testimony pertaining to their health and the need for this elevator because they plan to retire here as year-round residences.

**Exhibits/Reports:** A1 – revised set of drawings; A2 – photographs taken by applicant Mr. Lane

**Board Comment:**

**Public Comment:** no one spoke

- Motion taken in the affirmative for side yard setback variance relief; all as discussed including comments and conditions, and as outlined in Mr. Previti's engineer memorandum dated 8/13/2025; Motion made by Ms. Elko, second by Mr. Tull; roll call of eligible votes - aye '6' in favor / nay '0' opposed / one abstained and therefore **Granted 6-0**

~**Resolutions:**

~ **Resolution #2026-01-01 GALLAGHER, Michael & Linda** ('D4' to exceed FAR & Hardship/Bulk Variances)

@ 133 – 43<sup>rd</sup> Street/ Block 42.03/ Lots 4.03 & 5.01/ Zone R-2

- Motion memorializing Resolution #2026-01-01 made by Mr. McGinn, second by Mr. Tull; roll call of those eligible to vote - aye '6' in favor / nay '0' opposed

~ **Resolution #2026-01-02 6000 LANDIS AVENUE, LLC.** (Minor Sub-division, Site Plan Review & Approval, and D1 Use Variance)

@ 6000 Landis Avenue / Block 60.03 / Lot 17 / Zones C-2

- Motion memorializing Resolution #2026-01-02 made by Mr. McGinn, second by Mr. Cloud; roll call of those eligible to vote - aye '5' in favor / nay '0' opposed / one abstain

~ **Resolution #2026-01-03 Zoning Board Re-Organization for 2026 Calendar Year**

- Motion memorializing Resolution #2026-01-03 made by Mr. McGinn, second by Mrs. Fitzpatrick; roll call of those eligible to vote - aye '6' in favor / nay '0' opposed

~ **Resolution #2026-01-04 Zoning Board Solicitor Contract for 2026 Calendar Year**

- Motion memorializing Resolution #2026-01-04 made by Mr. McGinn, second by Mr. Tull; roll call of those eligible to vote - aye '6' in favor / nay '0' opposed

**~Meeting Minutes to Adopt:**

Minutes of Monday, January 5<sup>th</sup>, 2026 Regular Scheduled Zoning Board Meeting

- Motion to adopt January 5, 2026 Zoning Board Meeting minutes made by Mr. McGinn, second by Mr. Tull; all eligible votes and all were in favor and therefore approved 6-0.

~With no further business

Motion to adjourn by Mr. Feola and entire board with an 'aye' were all in favor

**Meeting Adjourned**

Respectfully submitted,



Genell M. Ferrilli

Board Secretary

City of Sea Isle City Zoning Board