

**CITY of SEA ISLE CITY**  
***ZONING BOARD OF ADJUSTMENT***  
**MONDAY, JANUARY 5<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**

**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 calendar year 2026

**Applicant: 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

*Proposed:* to construct a new flood compliant single-family dwelling on a pre-existing undersized non-buildable land-locked lot to replace prior single-family structure that sustained serious flood damage and was demolished in 2015.

*Requesting:* variance relief is being sought to build on an undersized lot, front yard setback, side yard and total yard setback, rear yard setback, lot coverage, parking, landscaping, existing lot size and dimensions, floor area ratio and any other relief deemed necessary

**Applicant: 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

*Proposed:* for minor subdivision of property into 2 newly created lots where proposed corner is to construct a new mixed-use building consisting of ground level commercial and three residential units on the upper second and third levels, and the proposed inner lot to construct a new two-family dwelling

*Requesting:* variance relief for site plan approval, minor sub-division approval, D1 Use and any other relief deemed necessary

**6. Resolutions** n / a

**7. Meeting Minutes**

*m* Minutes of Monday, December 1<sup>st</sup>, 2025 Regular Zoning Board Meeting

**8. Adjourn**

\* Please note - changes are possible \*

**SEA ISLE CITY**  
**ZONING BOARD OF ADJUSTMENT**  
**Minutes of Regular Meeting**  
**Monday, January 5<sup>th</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. Fitzpatrick, Mr. McGinn, Mr. Tull, Mr. Screnci (Alt. II), Mr. Feola (Vice-Chair)

*Absent:* Mrs. Elko, Mr. Browne (Alt. I) & Mr. Pasceri (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.

~**NEW BUSINESS:**

**A Applicant: 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

Proposed: to construct a new flood compliant single-family dwelling on a pre-existing undersized non-buildable land-locked lot to replace prior single-family structure that sustained serious flood damage and was demolished in 2015.

Requesting: variance relief is being sought to build on an undersized lot, front yard setback, side yard and total yard setback, rear yard setback, lot coverage, parking, landscaping, existing lot size and dimensions, floor area ratio and any other relief deemed necessary

Professionals: Donald Wilkinson, Esq. introduces Michael Gallagher (Applicant/Owner) and Andrew Bechtold (Architect/Planner), who are then sworn in along with Andrew Previti, PE (Board Engineer). He explains how they are seeking the same relief they were previously granted in 2014 to construct a new single-family dwelling to replace the one they purchased in 1998 and after Superstorm Sandy caused considerable damage, so they demolished the structure in 2013. He reminds everyone that the original structure was believed to have been built in the early 1900s on the rear portion of the property, located behind another small house on the front portion but slightly bigger, explaining a 4 foot easement down the side of the property for access to this landlocked rear portion, requiring relief since it does not front a street, in addition to variance relief required to build on a non-buildable substandard lot. He briefly reviews the prior application submitted in 2014 and the approvals that were granted as per Resolution 2014-11-02, which unfortunately due to financial reasons was not able proceed at that time and how those approvals have since expired, so they are returning to the board seeking slightly different variance relief for almost the same project. Mr. Bechtold offers testimony noting that this is a slightly smaller project, it will be raised 2 feet higher than before for more room under the structure, a sprinkler system will be provided as originally requested, some of the setbacks that were reduced, how the proposed structure will comply with all flood and safety requirements, and further points out the unique special reasons why this project is a positive benefit to the property and neighborhood, followed by a comparison between the 2014 approved project and the one they are presenting now.

Witnesses: Michael Gallagher (Owner/Applicant) offers testimony in conjunction with Mr. Wilkinson about purchasing this, the storm, the damage, their decision to demolish and why they could not move forward at the time.

Exhibits/Reports: A-1 amended zoning chart; A-2 letter from City Construction & Zoning Official; A-3 survey; A-4 deed from County Clerk's Office for 4' easement across front portion along adjoining neighbors' property as the only access to and from the rear lot.

Board Comment: there was some discussion about the lack of effort put towards other alternatives more suitable to the property, because constructing a proposed single-family dwelling would overwhelm this very undersized, landlocked, limited access lot, as any attempt to develop this property would only exacerbate an already difficult and very negative situation.

Public Comment: Mr. Pesda owns directly in front of the Gallaghers on the front portion of the property abutting the street and has serious concerns about any development not only due to the small size of the lot but more on how difficult it will be for anyone or anything to access the rear portion for construction, in addition to their numerous attempts to discuss the situation and possible sale or purchase of the other ones lot which could eliminate all of this; Mr. Suhosky agrees with Mr. Pesda pointing out how any equipment and utility or other work along the so called easement would cause damage to the properties and have a negative impact to the surrounding properties; Ms. Smith also agreeing with everything already said and her concerns with utility connections and the negative impact it would have; Mrs. Suhosky notes her opposition to the project and how something like this would not fit in with the neighborhood and add to the lack of the parking on the street; Ms. Reed notes that any prior approvals should not be considered since so much has changed since then that would change things; Mr. Bill Gallager, the applicants brother, speaks in favor of the application and wants to see the house back.

- Motion taken in the affirmative for variance relief; all as discussed including comments and conditions, and as outlined in Mr. Previti's engineer memorandum dated 11/20/2025; Motion made by Mr. Cloud, second by Mr. Tull; roll call of eligible votes - aye '0' in favor / nay '6' opposed and therefore **Denied** 0-6.

*A* **Applicant: 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

Proposed: for minor subdivision of property into 2 newly created lots where proposed corner is to construct a new mixed-use building consisting of ground level commercial and three residential units on the upper second and third levels, and the proposed inner lot to construct a new two-family dwelling

Requesting: variance relief for site plan approval, minor sub-division approval, D1 Use and any other relief deemed necessary

**Professionals:** Avery Teitler, Esq. representing applicant introduces applicant & member of 6000 Landis, LLC. James Sofrony, Planner Matthew Hender, PP, Architect for mixed-use development William McClees, RA, and Architect for the two-family dwelling Andrew Bechtold, RA, PP, who are sworn in as Mr. Teitler further explains the variances and waivers being sought for this project which proposes a minor subdivision, D-1 use variance relief, site plan approval and related C variance relief associated with subdividing an 11,000 S.F. lot to create two separate parcels and develop the outside corner lot fronting Landis Avenue with a ground level commercial unit and three (3) upper level residential units with the required ground floor parking, and develop the inner lot fronting 60<sup>th</sup> Street with a new two-family dwelling, and all to be conforming to the C-2 Neighborhood Business District. After offering specific details related to the subdivision and newly created parcel sizes, he reviews the proposed development of each parcel outlining the size of the structure and the dimensions of the commercial unit and each of the residential units above, followed by parcel and structure dimensions and details for the proposed two-family duplex. He briefly reviews the photographs and explains what currently exists and proposed for demolition, which is all confirmed with the applicant. Mr. Hender provides testimony regarding the subdivision and development with particular attention to the interior lot and the positive impact it will have on the neighborhood and will fit right in with the surrounding residential, in addition to the smaller mixed-use development being consistent with the surrounding area and the zone it is in. Mr. McClees provides testimony pertaining to the site plan and the proposed development on the corner lot and then reviews the layout starting with the parking spaces for the residential units, the ground floor commercial unit, the three residential units on the upper levels that are designed to be townhouse style units that will face Landis Avenue and the proposed design and colors proposed, with specific note to how the aesthetics were designed to enhance the neighborhood, remain within the same design standards as other commercial units and a positive impact on the area by keeping back from the street to maintain lite air and open space along Landis, as well as landscaping and plantings to enhance the property. Mr. Bechtold offers testimony regarding the two-family structure that is proposed for the interior lot and meet bulk standards, coverage, parking, FAR and setbacks, and upon review of the proposed swimming pools the applicant decided to eliminate the proposed pools in the rear yard.

**Witnesses:** James Sofrony (Applicant and Member of LLC) answers questions pertaining to the existing and regarding some of the finishes and colors, in addition to eliminating the swimming pools from the application and project.

**Exhibits/Reports:** Zoning Board Engineer Andrew Previti reviews both of his reports 1) minor subdivision and D1 use variance report dated 9/22/2025 and updated 12/8/2025, and 2) major site plan & 'C' variance report dated 9/23/2025 and updated 12/8/2025.

**Board Comment:** Board Solicitor explains how the D1 Use variance relief in association with the Minor Subdivision and Site Plan is the reason why this is before the Zoning Board, they discuss the stormwater and flooding, signage, aesthetics, safety with signs for the driveways, eliminating the pools in the rear yards and developing the interior lot with a 100% compliant conforming to all R2 requirements, codes and zoning to help with relief for the corner lot mixed-use development which the applicant agreed too.

**Public Comment:** S. Stangl speaks in favor; C. Carr speaks in support; M. Leffler speaks in support and how this project is such a better alternative to what could have been; G. Kriss speaks in support; G. Berkelbach has no objection but expresses concern with tides, flooding and added vehicle and pedestrian traffic and safety issues with vehicle access to the new construction; P. Greco questions increase in traffic and other alternatives; K. Holeman speaks in support.

- Motion taken in the affirmative for Minor Subdivision and D-1 Use Variance relief for proposed two-family residential development on interior lot (17.02); all as discussed including comments and conditions, and as outlined in Mr. Previti's engineer memorandum report dated 9/22/2025 and updated 12/8/2025; Motion made by Mr. Tull, second by Mr. Cloud; roll call of eligible votes - aye '5' in favor / nay '0' opposed, 1 abstain due to conflict and therefore Granted 5-0.
- Motion taken in the affirmative for Major, Preliminary and Final Site Plan Approval and 'C' Variance relief for proposed mixed-use development on the corner lot (17.01); all as discussed including comments and conditions, and as outlined in Mr. Previti's engineer memorandum report dated 9/22/2025 and updated 12/8/2025; Motion made by Mr. Cloud, second by Mr. Tull; roll call of eligible votes - aye '5' in favor / nay '0' opposed, 1 abstain due to conflict and therefore Granted 5-0.

**~Resolutions:** n / a

**~Re-Organization of Zoning Board:**

- Motion to re-appoint Chairperson Mr. Pasceri; Vice Chairperson Mr. Feola, Board Solicitor Mr. Christopher Gillin-Schwartz of Gillin-Schwartz Law, P.C., Board Engineer Andrew Previti of Colliers Engineering & Design; and Board Secretary-Genell Ferrilli; Motion made by Mr. McGinn, second by Mr. Feola; all eligible votes - *aye* '6' in favor / *nay* '0' opposed & therefore Approved 6-0
- Motion to approve Zoning Board 2026 Calendar Year Meeting Schedule; Motion made by Mr. McGinn, second by Mr. Feola; all eligible votes - *aye* '6' in favor / *nay* '0' opposed and therefore Approved 6-0

**~Meeting Minutes to Adopt:**

**Minutes of Monday, December 1<sup>st</sup>, 2025 Regular Scheduled Zoning Board Meeting**

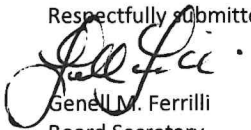
- Motion to adopt December 1<sup>st</sup>, 2025 Zoning Board Meeting made by Mr. McGinn, second by Mr. Tull; all eligible votes and all were in favor and therefore approved 6-0.

~With no further business

Motion to adjourn by Mr. Tull 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