

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
MONDAY, JULY 6th, 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

✈ Applicant: SHRADER, Robert / SIC-BOFA, LLC. (Use (Density)/Hardship/Bulk/Flex 'C' Variances) (CONTINUED)
 @ 315 – 40th Street / Block 39.05 / Lot 11.02 / Zone R2

Proposed: to remove existing structure and construct a new two-family duplex dwelling

Requesting: variance relief for minimum side & front yard setbacks, minimum lot area, minimum lot width, maximum lot coverage, parking, Floor area ratio, waiver for stormwater detention and other relief deemed necessary

✈ Applicant: McALLISTER, Joseph (Use D2 Variance) (CONTINUED)

@ 106 – 50th Street, East Unit / Block 50.03 / Lot 22.03 / Zone C2

Proposed: to construct in-ground swimming pool & concrete patio in rear yard of East Unit and replace existing 4' fence with 6' fence with self-latching gate

Requesting: variance relief for the expansion of a non-conforming use

✈ Applicant: RUFO, Michael & Kimberly (Hardship/Bulk Variances)

@ 133 – 91st Street / Block 91.02 / Lots 9.02, 10, 11 & 12.01 / Zone R-2

Proposed: to remove an existing above ground pool and install an in-ground swimming pool

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

✈ Applicant: KEOGH, Robert & Lisa (Hardship/Bulk/Flex 'C' Variances)

@ 8806 Landis Avenue / Block 89.03 / Lots 44.02 & 45 / Zone R-2

Proposed: to replace existing 105-year-old residence with a new single-family residence

Requesting: variance relief for a pre-existing undersized lot, front yard setback, combined side yard setbacks, rear yard setback, lot coverage and any other relief deemed necessary

✈ Applicant: 110 45th STREET STATESIDE, LLC. (Hardship/Bulk/Flex 'C' Variances)

@ 110 – 45th Street / Block 45.03 / Lot 22.01 / Zone R2

Proposed: to replace existing single-family with a new single-family dwelling

Requesting: variance relief for side & aggregate side yard setbacks and building on an undersized lot

6. Resolutions

℞ Resolution No. 2026-05-01: T. L. SEA ASSOCIATES (Flex 'C' & Use 'D' Variances)

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

℞ Resolution No. 2026-05-02: KULP, Joseph (Hardship/Bulk/Flex 'C' Variances)

@ 29 – 30th Street / Block 29.02 / Lots 1.01 / Zone R2

7. Meeting Minutes

m Minutes of Monday, May 4th, 2026 Regular Zoning Board Meeting

m Minutes of Monday, June 1st, 2026 Regular Zoning Board Meeting

8. Adjourn