

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
MONDAY, JUNE 1st, 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: T. L. SEA ASSOCIATES (Flex 'C' & Use 'D' Variances) (Continued from the May Meeting)**

@ 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 1st floor & five (5) residential units on the 2nd & 3rd 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

***A* Applicant: KULP, Joseph (Hardship/Bulk/Flex 'C' Variances)**

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

Proposed: to construct a new single-family residence

Requesting: variance relief for minimum lot width, minimum lot depth, minimum front yard setback & rear yard setback

***A* Applicant: SHRADER, Robert / SIC-BOFA, LLC. (Use (Density)/Hardship/Bulk/Flex 'C' Variances)**

@ 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

***A* Applicant: McALLISTER, Joseph (Use D2 Variance)**

@ 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

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

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

Resolution No. 2026-05-02: 42nd PLACE, LLC. (Use 'D' Variances)

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

Resolution No. 2026-05-03: 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

7. Meeting Minutes

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

8. Adjourn