

CITY of SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
MONDAY, MARCH 2nd, 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**
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|------------------------------------|-------------------------|--------------------------------|
| _____ 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: FLATLEY, Sean & Gina (*Hardship/Bulk/Flex 'C' Variances*)

@ 142 – 87th Street, West Unit/ Block 88.02/ Lots 23 & 24 / Zone R2

Proposed: to construct an in-ground swimming pool in the West Unit's rear yard

Requesting: variance relief for distance of accessory (pool) structure to main structure and any other relief deemed necessary

6. Resolutions

R Resolution #2026-02-01: LANE, Joseph & Rita (*Hardship/Flex 'C' Variances*)

@ 10 -55th Street South/ Block 55.01/ Lots 1507.02-Qual. C-S & 1509.02 (Easement)

7. Meeting Minutes

m Minutes of Monday, February 2nd, 2026 Regular Zoning Board Meeting

8. Adjourn

* Please note - changes are possible *

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT

Minutes of Regular Meeting
Monday, March 2nd, 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: Mrs. Elko, Mr. Tull, Mr. Screnci (Alt. II), Mr. Feola (Vice-Chair) and Mr. Pasceri (Chair)

Absent: Mr. Cloud, Mrs. Fitzpatrick, Mr. McGinn and Mr. Browne (Alt. I)

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: FLATLEY, Sean & Gina (Hardship/Bulk/Flex 'C' Variances)

@ 142 – 87th Street, West Unit/ Block 88.02/ Lots 23 & 24 / Zone R2

Proposed: to construct an in-ground swimming pool in the West Unit's rear yard

Requesting: variance relief for distance of accessory (pool) structure to main structure and any other relief deemed necessary

Professionals: Donald Wilkinson, Esq., introduces Applicant's Sean & Gina Flatley and Gregory Schneider PE, PLS of Kates Schneider Engineering, offers his credentials, recognized by the board and were all sworn in along with Board Engineer Andrew Previti before briefly reviewing the in-ground swimming pool being proposed and the relief they are seeking from the Board. He explains how this property and duplex are a bit different because it is slightly larger than a typical property and has two front yards. Mr. Schneider offers detailed testimony regarding the swimming pool size, proposed location in the rear yard of this westerly unit, the 6' fence required to surround the pool with a self-closing & latching gate, the proposed location of pool equipment where he further explains how putting the pool equipment in the garage eliminates that affiliated relief and reducing the size of the pool which changed a few things as well. They detail the retaining wall, grading and drainage that is to direct water away from the surrounding properties, and with the revisions that were made and discussed, the variance relief needed is just for the distance from the main structure (house) to the accessory structure (pool), and will not have any negative impact to the property or surrounding neighborhood.

Witnesses: Mr. & Mrs. Flatley (Owner/Applicant) offer testimony about being in Ocean City with a pool and since having purchased here in February of 2024 they are looking to settle down here in their 'forever' home, noting that as a teacher she is here every summer and provides primary care to her father and believes this would be very beneficial for him and for their family to enjoy.

Exhibits/Reports: n/a

Board Comment: there was a brief discussion about the retaining wall and water run-off, clarification on the amount of space between the pool and the property lines

Public Comment: n/a

- Motion taken in the affirmative for the setback from the main structure to the accessory pool structure; all as discussed including comments, conditions and as outlined in Mr. Previti's engineer memorandum dated 2/23/2026; Motion made by Ms. Elko, second by Mr. Tull; roll call of eligible votes - *aye* '4' in favor / *nay* '1' opposed therefore **Granted 4-1**

~**Resolutions:**

Resolution #2026-02-01 LANE, Joseph & Rita (Hardship/Flex 'C' Variances)

@ 10 -55th Street South/ Block 55.01/ Lots 1507.02-Qual. C-S & 1509.02 (Easement)

- Motion memorializing Resolution #2026-01-01 made by Mr. Tull, second by Ms. Elko; roll call of those eligible to vote - *aye* '4' in favor / *nay* '0' opposed

~**Meeting Minutes to Adopt:**

Minutes of Monday, January 5th, 2026 Regular Scheduled Zoning Board Meeting

- Motion to adopt January 5, 2026 Zoning Board Meeting minutes made by Mr. Feola, second by Ms. Elko; all eligible votes and all were in favor and therefore approved 4-0.

~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