

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
AGENDA

Regular Meeting, Monday, January 5, 2015 7:00 PM

1. Pledge of Allegiance

2. 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.

3. Roll Call

_____ Patrick Pasceri, Chairperson	_____ Joseph Morrissey
_____ Patricia Urbaczewski, Vice Chair	_____ Thomas Primavera
_____ Gerard A. Brangenberg	_____ Daniel E. Organ, Alt.I
_____ Louis Feola, Jr.	_____ Jacqueline Elko, Alt.II
_____ William McGinn	

4. Re-Organization for Calendar Year of 2015

5. New Business

APPLICANT: KLACIK RESIDENCE

- Property: 204 – 46th Street
Block 46.04 / Lots 29.02, 30.02, 31.02, 32.02 / R-2 Zone
- Development Proposal: Applicant is proposing to raise structure encompassing Unit C to conform to flood prevention requirements and construct ground floor garage.
- Relief Sought: Applicant is requesting variances for front yard setback (26-46.4), rear yard setback (26-46.6), side yard setback (26-46.5), accessory rear/side yard (26-46.5/6), curb cut /driveways (26-23.4), two principal structures on one lot (26-11)

APPLICANT: BOLLARD (Richard J. Bollard & Jill W. Bollard)

Requested from November 17, 2014 Special Meeting

- Property: 234 – 87th Street
Block 88.03 / Lots 5 & 5.01 / C-3 Zone
- Development Proposal: Applicant is proposing to remove existing single family structure and construct a new single family residence including use, front yard, rear yard, and accessory setbacks
- Relief Sought: Applicant is requesting Variance Relief for residential use in C-3 zone (26-54.1), front yard setback (26-54.4), and rear yard setback (26-54.6).

APPLICANT: BRADY/DOBBINS & LARKIN (Michael Brady/William Dobbins & Linda Larkin)
Requested from December 1, 2014 Regular Meeting

- **Property:** 38 – 65th Street
Block 65.02 / Lots 20.02 / R-2 Zone
- **Development Proposal:** Applicant is proposing to construct a stair and landing adjacent to each unit on the Landis Avenue (front yard) side for the North side unit and the south side yard for the South side unit
- **Relief Sought:** Applicant is requesting Variances for front yard setback (Landis Avenue) (26-46.4), rear yard setback (26-46.6), parking (26-46.11), pre-existing lot size & dimensions (26-46.7), and any and all other variances deemed necessary

APPLICANT: BELL (Walter C. Bell & Silvana Bell)
Requested from December 1, 2014 Regular Meeting

- **Property:** 209 - 93rd Street
Block 93.03 / Lots 29 & 30 / R-2 Zone
- **Development Proposal:** Applicant is proposing to raise existing single family residential structure to eliminate habitable area below flood elevation and reconstruct second floor, deck and stairs, install new stair entrance on East side.
- **Relief Sought:** Applicant is requesting Variances for undersized non-buildable lot (26-20.3), front yard (26-46.3), rear yard (26-46.6), side yard minimum (26-46.5), lot coverage (26-46.9), impervious coverage (26-36.1) and any other relief deemed necessary

6. Resolutions to be Memorialized

Resolution No. 2014 – 12 – 01

Radel Residence @ 230 – 82nd Street, Block 82.04, Lot 17

Resolution No. 2014 – 12 – 02

5920 Sounds Avenue, LLC @ 5920 Sounds Avenue, Block 59.05, Lots 7.02 & 8

Resolution No. 2014 - 12 - 03

MAD Development, LLC @ 4806 Landis Avenue, Block 48.03, Lots 23.01 & 24.01

7. Adoption of Minutes

Minutes of Regular November 3, 2014 Zoning Board Meeting

Minutes of Special November 17, 2014 Zoning Board Meeting

Minutes of Regular December 1, 2014 Zoning Board Meeting

8. Adjourned

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT

Minutes of Regular Meeting Monday, January 5, 2015 @ 7:00 PM

~**Called to Order** - Mr. Pasceri, Chairperson, leads in the Pledge of Allegiance, calls to order and announces meeting is held in accordance with Chapter 231 of Public Law 1975 with proper notice give to public.

~**Attendance** (Roll Call): Mr. Feola, Mr. McGinn, Mr. Morrissey, Mr. Organ, Mrs. Elko, Mrs. Urbaczewski, Mr. Pasceri. Also in attendance: Mr. Tom Hillegass – Board Solicitor and Mr. Andy Previti – Board Engineer (sworn in for evening).

~**Applicant** – KLACIK – 204 – 46th Street – Block 46.04, Lots 29.02, 30.02, 31.02, & 32.02 in an R2 zone. John Klacik-Applicant and Dan Mascione-Architect are sworn in. Mr. Wilkinson, attorney on behalf of applicant, begins with a brief summary of the property and what is being proposed by the applicant. A letter of substantial damage from Construction Office and a survey are entered into exhibit. Mr. Previti reviews his report. Floor is open for public comment and with a show of no hands the public portion of this application is closed.

Therefore, a motion is needed to approve variances for the minimum Central Avenue front yard setback where 15' is required, 9.7' is existing and 9.7' is proposed; minimum rear yard setback where 20' is required, 0' is existing and 0' is proposed; minimum side yard setback where 5' is permitted, 0' is existing and 0' is proposed; minimum side yard setback of accessory structure (frame shed) where 5' is permitted, 0' is existing and 0' is proposed; number of driveways where 1 is permitted and 2 are proposed; drive isle where existing is 23' and a 22' is proposed; and 2 principal structures on one lot where only 1 is permitted.

➤ To approve the variances as outlined along with plans as requested by Andy Previti, a Motion is made by Mr. McGinn, and second by Mr. Morrissey.

Roll Call – Mr. Feola-y, Mr. McGinn-y, Mr. Morrissey-y, Mr. Organ-y, Mrs. Elko-y, Mrs. Urbaczewski-y, Mr. Pasceri-y

~**Applicant** – BOLLARD – 234 – 87th Street, Block 88.03, Lots 5 & 5.01 in C3 zone. Richard Bollard-Applicant and Carmen LaRosa-Architect are sworn in. Mr. Wilkinson begins with brief introduction, summary of property history and what is being proposed by the applicant. Having always been residential as allowed in a C3 zone, it is now necessary to request a use variance to remove and rebuild a single family dwelling, since the zoning changed in 2009 where only residential in this zone became mixed use. CAFRA permit is in the process, exhibits entered and Mr. Previti reviews his report with a note of no variance chart. Floor is open to public comment

Ron Gallagher – 209 87th Street – speaks in favor

Scott Boyer – 5301 Landis Avenue - speaks opposed due to not considering mixed use

Last call for public comment and with a show of no hands the public portion of this application is closed. Therefore, applicant is seeking a use variance to build residential in a C3 zone and if use variance is granted it is with the bulk variance as proposed. Additional variance would be for the setback on the

pool where 60' is required and the applicant is proposing a minimum of 43'. Officially applicant has to comply with all requirements in Mr. Previti's review letter dated November 11, 2014, also including requirements of fence as agreed on, all setbacks as noted on plans, and with modifications made.

- To approve use variance to build residential in a C3 zone, for applicant to comply with all requirement of Engineer's 11/11/14 review letter, including requirements for fence and setbacks, with modifications made, rear yard setback of 5.4', front yard setback of 9.4', easterly side yard setback of 32' and westerly sideyard setback of 40.9', a Motion is made by Mr. Morrissey and second by Mr. Organ.

Roll Call - Mr. Feola-y, Mr. McGinn-y, Mr. Morrissey-y, Mr. Organ-y, Mrs. Elko-y, Mrs. Urbaczewski-y, Mr. Pasceri-y

- To approve variance for pool where 60' is required from the curb and 43' is proposed, a Motion is made by Mr. Morrissey and second by Mrs. Elko.

Roll Call - Mrs. Elko-y, Mr. Organ-y, Mr. Morrissey-y, Mr. McGinn-y, Mr. Feola-y, Mrs. Urbaczewski-y, Mr. Pasceri-y

Five minute break

~**Applicant** - BRADY / DOBBINS & LARKIN - 38 -65th Street, Block 65.02, Lot 20.02, R2 zone. Michael Brady-Applicant and Mr. Bechtole-Architect are sworn in. Mr. Feola steps down due to conflict. Mr. Don Wilkinson, attorney on behalf of applicant, begins with an introduction and brief summary of property, with added testimony that safety is the main reason behind applicant's request. Next is review of Mr. Previti's report.

Therefore, the only variances being addressed are the expansion of a duplex on a non-conforming lot and the front yard setback of 14.10', with verification that the deck being replaced will be the same size except for where expanded for gain of access. Floor open for public comment and with show of no hands public portion of this application is closed.

- To approve the expansion of a duplex on a non-conforming lot and a front yard setback on the Landis Avenue side where 15' is required, 14' to stairs, and 10.4' is being proposed, including condition of approval as per Engineer and survey of existing conditions of the lot, a Motion is made by Mrs. Urbaczewski and second by Mrs. Elko.

Roll Call - Mr. McGinn-y, Mr. Morrissey-y, Mr. Organ-y, Mrs. Elko-y, Mrs. Urbaczewski-y, Mr. Pasceri-y

~**Re-Organization** of Zoning Board for 2015

- Motion to nominate Mr. Pat Pasceri as Zoning Board Chairman made by Mr. Organ and motion second by Mr. Elko
All in favor - aye

- Motion to nominate Mrs. Pat Urbaczewski as Vice Chairperson made by Mr. McGinn and motion second by Mrs. Elko
All in favor - aye

- Motion to re-elect Mr. Thomas Hillegass, Esquire as Board Solicitor made by Mr. McGinn and motion second by Mr. Morrissey
All in favor - aye

- Motion to re-elect Mr. Andrew Previti of Maser Consulting as Board Engineer made by Mrs. Elko and motion second by Mrs. Urbaczewski
All in favor – aye
- Motion to nominate Genell M. Ferrilli as Board Secretary made by Mrs. Elko and motion second by Mr. Morrissey
All in favor – aye

~ Meeting Minutes to Adopt - announced for record the Minutes from meetings of November 3, November 17, and December 1 will be reviewed and adopted at the next Zoning Board meeting.

~ **Resolutions**

Resolution No. 2014-12-03 - Oceans 12, LLC (Amended) @ 50th Street & Landis Avenue

- To memorialize Resolution #2014-12-03, a motion is made by Mr. Organ and second by Mr. McGinn
Roll Call: Mr. McGinn-y, Mr. Morrissey-y, Mr. Organ-y, Mrs. Elko-y, Mr. Pasceri-y

Resolution No. 2014-12-01 - Paul Radel Residence @ 230 – 82nd Street

- To memorialize Resolution #2014-12-01, a motion is made by Mr. Organ and second by Mrs. Elko
Roll Call: Mr. Feola-y, Mr. McGinn-y, Mr. Morrissey-y, Mr. Organ-y, Mrs. Elko-y, Mr. Pasceri-y

Resolution No. 2014-12-02 - 5920 Sounds Avenue, LLC @ 5920 Sounds Avenue

- To memorialize Resolution #2014-12-02, a motion is made by Mr. Morrissey and second by Mr. Organ
Roll Call: Mrs. Elko-y, Mr. Organ-y, Mr. Morrissey-y, Mr. McGinn-y, Mr. Feola-y, Mr. Paceri-y

Resolution No. 2014-12-04 - MAD Development, LLC @ 4806 Landis Avenue

- To memorialize Resolution #2014-12-04, a motion is made by Mr. Organ and second by Mrs. Elko
Roll Call: Mr. McGinn-y, Mr. Morrissey-y, Mr. Organ-y, Mrs. Elko-y, Mr. Pasceri-y

~ Announcement made for the record the Bell Application will be continued at the February Zoning Board Meeting without further notice necessary to the public.

~ With no further business Motion to adjourn made by Mrs. Urbaczewski and second by Mr. Organ

Meeting adjourned

Respectfully submitted,



Genell M. Ferrilli
Zoning Board Secretary