

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
AGENDA

Regular Meeting, Monday, JANUARY 4, 2016 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	_____ Daniel E. Organ
_____ Gerard A. Brangenberg	_____ Jacqueline Elko, Alt I
_____ Louis Feola, Jr.	_____ Scott Laidlaw, Alt II
_____ William McGinn	

4. New Business

APPLICANT: KULP / CICIONE (Joseph & Maureen Kulp and Helene Cicione)

Property: 3002 Marine Place / Block 30.02 / Lots 10.01 & 11.01 / R-2 Zone

Proposed: Applicant is proposing to modify, expand & renovate the duplex structure

Requested Variance Relief: Applicant is requesting variance relief on several front yard setbacks and for number of parking spaces.

Returning Business

APPLICANT: VALLASTER (Robert & Elizabeth Vallaster)

Property: 4302 Central Avenue / Block: 43.04 / Lots 29.02, 30.02, 31.02 & 32.02 /R-2 Zone

Proposed: To raise and renovate existing duplex structure and add curb cut

Requested Variance Relief: Alteration of non-conforming use two principal structures – existing (26-17.4), three units –existing (26-46.4), front yard setback (26-46.4), rear yard setback –existing (26-46.6), and any and all other variances or relief deemed necessary.

5. 2016 Zoning Board Re-organization

6. Resolutions to be Memorialized

7. Adoption of Minutes

8. Adjourned

**SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT**

**Minutes of Regular Meeting
Monday, January 4, 2016 @ 7:00 PM**

~**Called to Order** - Chairperson, Mr. Pasceri, leads in the Pledge of Allegiance, calls meeting to order and begins with open public meetings act announcement.

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

~**Applicant** - VALLASTER - 4302 Central Avenue, Block 43.04, Lot 29.02, 30.02, 31.02 & 32.02, in an R2 zone. Don Wilkinson, attorney on behalf of applicant, begins with a brief review of the application. Deborah Wahl of Moran Engineering is sworn in. Mr. Wilkinson continues with what is referenced as three units at the corner of 43rd Street and Central Avenue and the proposed plan of raising the front existing structure, followed by comments regarding items previously addressed. Mr. Hillegass introduces Mr. LaRosa prior to his newly signed original consent letter being entered into exhibit and read into record. Ms. Wahl reviews the modifications that have been made as addressed at the previous meeting. Next Mr. Andy Previti reviews his report from December 29, 2015, addressing changes in the variance chart. Rear unit owner Mr. LaRosa is sworn in for an opportunity to speak and briefly speaks in favor of the Vallaster's proposed application with best wishes. The floor is open to the public and with no further show of hands the public portion of this application is closed. Mr. Hillegass reviews the motions, therefore

- To approve the expansion of the Non-Conforming Use, a Motion is made by Mr. McGinn and second by Mr. Organ, followed by roll call of all in favor
(Roll Call: Mr. Brangenberg-y, Mr. Feola-y, Mr. McGinn-y, Mr. Morrissey-y, Mr. Organ-y, Mr. Laidlaw-y, Mr. Pasceri-y)
- To approve two principal buildings on one lot, a Motion is made by Mr. Brangenberg and second by Mr. McGinn, followed by roll call of all in favor
(Roll Call: Mr. Organ-y, Mr. Morrissey-y, Mr. McGinn-y, Mr. Feola-y, Mr. Brangenberg-y, Mr. Laidlaw-y, Mr. Pasceri-y)
- To approve the minimum front yard setback where 15' is required on the Central Avenue side and 8' is proposed, minimum rear yard setback at the garage where 20' is required and 4.9 is proposed, and number of driveways where 1 is permitted and 2 is proposed, a Motion is made by Mr. McGinn and second by Mr. Morrissey, followed by roll call of all in favor
(Roll Call: Mr. Laidlaw-y, Mr. Brangenberg-y, Mr. Organ-y, Mr. Morrissey-y, Mr. Feola-y, Mr. McGinn-y, Mr. Pasceri-y)

~**Applicant** – KULP/CICIONE – Joseph & Maureen Kulp and Helene Cicione – 3002 Marine Place – Block 30.02, Lots 10.01 & 11.01 in an R2 zone. Christopher Baylinson, attorney on behalf of applicant's Mr. & Mrs. Kulp, begins with a brief summary of the relief being sought under this application for setback encroachment. Blane Steinman-Architect is sworn in to provide more testimony detailing the current construction project taking place and where these additional areas encroach into setbacks, as well as a possible variance for parking that was found to be unnecessary and withdrawn. Mr. Previti reviews his

report of December 22, 2015. Floor is open for public comment of which the applicants are the only people present, so with a show of no hands the public portion of this application is closed. Mr. Hillegass reviews the motions followed by the Chairperson's review of variance list, therefore

- To approve Variances 1 thru 5 as outlined, subject to Mr. Previti's 12/22/15 review letter and Applicant compliance to notify city of fence encroachment onto city property as discussed, a Motion is made by Mr. McGinn, and second by Mr. Organ, followed by roll call of all in favor
(Roll Call – Mr. Brangenberg-y, Mr. Feola-y, Mr. McGinn-y, Mr. Morrissey-y, Mr. Organ-y, Mr. Laidlaw-y, Mr. Pasceri-y)

~ **Re-Organization Item:**

Zoning Board Meeting Schedule for the 2016 Calendar Year

- To approve 2016 Zoning Board Meeting Schedule, a Motion is made by Mr. Brangenberg and second by Mr. Morrissey
Roll call : all ayes in favor / none opposed

~ **Meeting Minutes to Adopt:**

- To approve minutes of August 3rd, 2015 Regular Zoning Board Meeting, Motion is made by Mr. Brangenberg and second by Mr. Morrissey
Roll call : all ayes in favor / none opposed (Mr. Pasceri abstained due to absence)
- To approve minutes of September 8th, 2015 Regular Zoning Board Meeting, Motion is made by Mr. Brangenberg and second by Mr. Morrissey
Roll call : all ayes in favor / none opposed (Mr. Pasceri abstained due to absence)

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

Meeting adjourned

Respectfully submitted,



Genell M. Ferrilli
Zoning Board Clerk
City of Sea Isle City Zoning Board