

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
AGENDA

Regular Meeting, Monday, October 3rd, 2016 @ 7pm

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: James A. ARENA (Variance Application)

119 – 87th Street / Block: 87.02 / Lot(s): 19.02, 20 & 21 / Zone: R-2

Proposed: to replace existing duplex with a new duplex residence

Requesting: variance relief on pre-existing non-conformities for use limitation to build duplex on undersized lot & min. lot area, and min. rear yard setback

APPLICANT: Sea Isle Smiles, LLC & James & Joan McINTYRE

238 West 80th Street / Block: 80.04 / Lot(s): 278 / Zone: R-2

Proposed: appeal denied permit for third floor addition to existing duplex or if deemed necessary to seek 'D' Variance relief

Requesting: variance relief on floor area ratio, rear yard setback, side yard setback, aggregate side yard setback, building coverage, impervious lot coverage, parking, & accessory structure rear yard setback

APPLICANT: Thomas & Mary Jane GLEESON (Variance Application)

132 – 51st Street / Block: 51.03 / Lot(s): 890.01 / Zone: R-2

Proposed: to replace existing single family structure with a new duplex residence

Requesting: variance relief on aggregate side yard setback & lot coverage

5. Resolutions

Resolution #2016-09-01 - 5816 Sounds Avenue Condominium Association (Mr/Mrs Jordan)
@ 5816 Sounds Avenue / Block 58.05 / Lot 1

6. Adjourn

Please note - changes are possible

**SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT**

**Minutes of Regular Meeting
Monday, October 3, 2016 @ 7:00 PM**

~ **Meeting called to order** by Chairperson Mr. Pasceri. All rise for Pledge of Allegiance. Opening comments begins with Open Public Meetings Act statement.

~ **Board Roll Call:**

Present: Mr. McGinn, Mr. Morrissey, Mr. Organ, Mrs. Elko, Mrs. Urbaczewski, Mr. Pasceri.

Absent: Mr. Brangenberg, Mr. Feola, Mr. Laidlaw.

Professional's of the Board: Mr. F. Thomas Hillegass, Esq., the Zoning Board Solicitor and Mr. Andrew A. Previti, P.E. of Maser Consulting, the Municipal & Board Engineer.

~ **Announcement:**

APPLICANT: James A. Arena @ 119-87th Street; Block 87.02; Lots 19.02, 20 & 21 application to be redesigned and will re-notice to be heard at November meeting;

APPLICANT: Sea Isle Smiles LLC & James & Joan McIntyre @ 238 West 80th Street; Block 80.04; Lot 278 needs to notice and requested continuance to November meeting.

~ **NEW BUSINESS:**

APPLICANT: Thomas & Mary Jane GLEESON @ 132- 51st Street; Block 51.03; Lot 890.01; Zone R-2.
Proposed:

Attorney: Donald Wilkinson, Esq. of Josephson, Wilkinson, Gilman provides brief introduction and summary of the proposed variance relief being sought

Professionals: Carmen J. LaRosa, RA Architect & Planner explains site, design, F.A.R., and parking details.

Witness(es): applicant & owner Thomas D. Gleeson to offer additional details regarding property

Exhibits: none

Board Comment: inquiry about elevator, open area, and mechanical space and platform

Public Comment: none

- To approve an aggregate side yard setback where 15' is required 10' is being requested in the northeast portion of the property; Mr. McGinn makes motion, Mr. Morrissey seconds, roll call - aye all 6 in favor / none opposed

~ **Meeting Minutes to Adopt:**

- Minutes of June 6th, 2016 Canceled Zoning Board Meeting. Mr. Morrissey makes motion, Mr. McGinn seconds, roll call of those eligible to vote - all ayes in favor / none opposed
- Minutes of July 5th, 2016 Regular Zoning Board Meeting. Mr. Organ makes motion, Mr. McGinn seconds, roll call of those eligible to vote - all '4' ayes in favor / none opposed

- Minutes of August 1st, 2016 Regular Zoning Board Meeting. Mrs. Urbaczewski makes motion, Mr. Organ seconds, roll call of those eligible to vote - all '3' ayes in favor / none opposed
- Minutes of September 6th, 2016 Regular Zoning Board Meeting. Mr. McGinn makes motion, Mrs. Urbaczewski seconds, roll call of those eligible to vote - all '4' ayes in favor / none opposed

~Resolutions:

Resolution No. 2016-09-01 - 5816 Sounds Avenue Condominium Association c/o Mr. & Mrs. Jordan @
5816 Sounds Avenue, Block 58.05, Lot 1

- Memorialize Resolution #2016-09-01 with corrections. Mr. Organ makes motion, Mrs. Urbaczewski seconds, roll call those eligible to vote - *aye* 4 in favor / *none* opposed

~Other Business:

1. Review and discussion of list, covering Zoning Board variances granted and actions taken over past year, for approval by board prior to being presented to Planning Board.
 - Letter with listing of past years' Zoning Board actions taken presented to Planning Board. Mr. McGinn makes motion, Mr. Morrissey seconds, roll call those eligible to vote - *aye* 6 in favor / *none* opposed
2. Inquiry to poll Board Member attendance for next meeting in order to determine presence for voting on applications to be heard, therefore making it necessary to further look into this situation.

~With no further business

- Mrs. Urbaczewski makes motion and Mr. Pasceri seconds to adjourn

Meeting Adjourned

Respectfully submitted,



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