

**SEA ISLE CITY**  
**ZONING BOARD OF ADJUSTMENT**  
**AGENDA**

*Regular Meeting, Monday, November 7<sup>th</sup>, 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)** *Continued from October Meeting*  
119 – 87<sup>th</sup> Street / Block: 87.02 / Lot(s): 19.02, 20 & 21 / Zone: R-2

Proposed: replace existing duplex with 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** *Continued from October*  
238 West 80<sup>th</sup> Street / Block: 80.04 / Lot(s): 278 / Zone: R-2

Proposed: appeal permit denied for 3rd 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: Ocean Reef Condominium Association**

6013 Pleasure Avenue / Block: 60.01 / Lot(s): 6.02 & 7.02 / Zone: R-2

Proposed: increase building height, construct new 2<sup>nd</sup> floor deck, modify deck line, alter existing outdoor shower, add new landscaping and install new pavers

Requesting: variance relief on Pleasure Avenue front yard setback, 61<sup>st</sup> Street front yard setback, min. required parking spaces, & accessory structure

**APPLICANT: Maloney, Rybas & Rybas (Variance Application)**

5720 Sounds Avenue / Block: 58.05 / Lot(s): 6.03 & 7.01 / Zone: R-2

Proposed: raise structure to flood compliance, cover rear 3<sup>rd</sup> floor decks and other renovations

Requesting: variance relief for rear yard setback (pre-existing), min. side yard setback (pre-existing) south & north sides; aggregate side yard setback (pre-existing); max impervious coverage; & non-conforming structure.

**APPLICANT: Tim McGRAIL (Variance Application)**

5509 Landis Avenue / Block: 55.02 / Lot(s): 1517 / Zone: R-2

Proposed: addition of elevator on north side for elderly father

Requesting: variance relief for front yard setback (pre-existing); rear yard setback (pre-existing); min. side yard setback; & aggregate side yard setback.

**5. Resolutions**

Resolution #2016-10-01 - Thomas & Mary Jane Gleeson 'Variance Application'  
132-51<sup>st</sup> Street / Block 51.03 / Lot 890.01

**6. Meeting Minutes**

October 3, 2016 Regular Meeting

**7. Adjourn**

**\*Please note - changes are possible\***

**SEA ISLE CITY  
ZONING BOARD OF ADJUSTMENT**

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

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

**~Board Roll Call:**

*Present:* Mr. Feola, Mr. McGinn, Mr. Morrissey, Mrs. Elko, Mr. Pasceri.

*Absent:* Mr. Brangenberg, Mr. Organ, Mr. Laidlaw, Mrs. Urbaczewski.

*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.

**~Announcements:**

*APPLICANT:* James A. Arena @ 119-87<sup>th</sup> Street; Block 87.02; Lots 19.02, 20 & 21 application to be redesigned and requested for continuance to January, 2017 meeting.

*APPLICANT:* Sea Isle Smiles LLC & James & Joan McIntyre @ 238 West 80<sup>th</sup> Street; Block 80.04; Lot 278 has requested for a continuance to December meeting with no further notice required.

**~NEW BUSINESS:**

1) *APPLICANT:* Ocean Reef Condominium Association @ 6013 Pleasure Avenue; Block 60.01; Lot(s) 6.02 & 7.02; Zone R-2. PROPOSED: variance relief to increase height of building, additions and modifications to existing duplex structure

Attorney: Jeffrey P. Barnes, Esq. of Barnes Law Group, LLC provides brief introduction and summary of the proposed variance relief being sought

Professionals: Blane Steinman RA, Architect LLC provides details regarding existing conditions and the additions and modifications proposed; Vincent Orlando of Engineering Design Associates provides details regarding the existing structure, property, and surrounding area.

Witness(es): none

Exhibits: Photo –A1 and photo – A2

Board Comment: parking, which led to elimination of variance

Public Comment: none

➤ To approve front yard setbacks where 15 ft. is required and 8.9 ft. is existing to 3<sup>rd</sup> floor deck @ Pleasure Avenue, 9.9 ft. is existing to stairs @ 61<sup>st</sup> Street, and 10.67 ft. is proposed to 2<sup>nd</sup> floor balcony addition with depth dimension of 4' x 10' as noted on plans; Mr. McGinn makes motion, Mr. Feola seconds, roll call - aye all 5 in favor / none opposed

➤ To approve rear yard setback, accessory structure, where 5 ft. is required and 3 ft. is existing to shed; Mr. McGinn makes motion, Mr. Morrissey seconds, roll call - aye all 5 in favor / none opposed

➤ To approve fence type and fence height of 24" variance between existing 36" high concrete masonry wall from the existing 60" high concrete masonry wall; Mr. McGinn makes motion, Mr. Morrissey seconds, roll call – aye 4 in favor / nay 1 opposed

2) *APPLICANT:* Ave Marie Maloney/John & Mary Rybas @ 5720 Sounds Avenue; Block 58.05; Lot(s) 6.03 & 7.01; Zone R-2. PROPOSED: raise structure to above flood, additions, alterations & renovations

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



Professionals: James E. McAfee RA, Architect provides details of the structure raise, added square footage intended and alterations proposed

Witness(es): applicant & owner Ave Marie & Tom Maloney testify to flooding

Exhibits: A1 –Irrevocable licensing document with NJDEP

Board Comment: impervious coverage and concrete driveway being reduced to 24'

Public Comment: Scott Boyer @ 5301 Central Ave-speak in favor and feels it is a benefit & improvement

- To approve pre-existing conditions for rear yard setback, min. side yard setback, and aggregate side yard setback as proposed; Mr. McGinn makes motion, Mr. Morrissey seconds, roll call - *aye* all 5 in favor / none opposed
- To approve proposed increase in floor area of non-conforming structure by 118 s.f.; Mr. McGinn makes motion, Mr. Morrissey seconds, roll call - *aye* all 5 in favor / none opposed

3) APPLICANT: Tim McGrail @ 5509 Landis Avenue; Block 55.02; Lot(s) 1517; Zone R-2. PROPOSED: elevator addition on north side of duplex structure

Attorney: Richard Andrien, Esq. of Andrien Law Firm, LLC provides brief introduction and summary of the variance relief being sought and what is being proposed

Professionals: John O'Connor –Home Improvement Contractor from Oaklyn NJ provides additional details

Witness(es): applicant Tim McGrail details Father's health and explains need for elevator

Exhibits: photo of 6217 Pleasure Ave Zoning Board App project provided by Mr. Simoncini during public comment

Board Comment: none

Public Comment: John Simoncini @ 7212 Landis Ave E-speak in support of the applicant w/photo of similar project

- To approve existing non-conformities for front yard setback and rear yard setback; Mr. McGinn makes motion, Mr. Morrissey seconds, roll call - *aye* all 5 in favor / none opposed
- To approve the side yard setback where 5 ft. is required & 3.5 ft. is proposed and aggregate side yard setback where 15 ft. is required & 11 ft. is proposed; Mr. McGinn makes motion, Mr. Feola seconds, roll call - *aye* all 5 in favor / none opposed

**~Resolutions:**

Resolution No. 2016-10-01 - Thomas D. & Mary Jane Gleeson @ 132 -51<sup>st</sup> Street, Block 51.03, Lot 890.01

- Memorialize Resolution #2016-10-01. Mr. Morrissey makes motion, Mr. McGinn seconds, roll call those eligible to vote - *aye* 4 in favor / none opposed

**~Meeting Minutes to Adopt:**

- Minutes of October 3<sup>rd</sup>, 2016 Zoning Board Meeting. Mr. Morrissey makes motion, Mr. McGinn seconds, roll call of those eligible to vote - all ayes in favor / none opposed

**~With no further business**

- Mr. Morrissey makes motion and Mr. McGinn seconds to adjourn

**Meeting Adjourned**

Respectfully submitted,



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