

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
AGENDA

Regular Meeting, Monday, December 5th, 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: Sea Isle Smiles, LLC & James & Joan McINTYRE *Continued from November*

238 West 80th 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: 114-52nd Street Condominium Association (Variance Application)

(James & Monica Berrodin and Louis & Catherine Berrodin)

114 – 52nd Street / Block: 52.03 / Lot(s): 21 / Zone: R-2

Proposed: 2 story addition with additional decks

Requesting: variance relief for non-conforming structure; front yard setback (enc); side yard setback (enc); and aggregate side yard setback (enc) [enc=existing non conformity]

APPLICANT: Angela D. Dalrymple (Preliminary/Final Site Plan & Hardship/Flexible 'C' & 'D' Variance)

4112 Pleasure Avenue / Block: 41.02 / Lot(s): 11.03 / Zone: C-1 (General Business)

Proposed: conversion of residential to commercial, consolidating apartments, addition and alterations

Requesting: variance relief for permitted use; max side yard total; min 1st floor commercial coverage; min interior height 1st level; min commercial unit size; min non-residential building frontage; ground level % glass; architectural design standards; stormwater system, standards applicable to all development; street trees & landscaping

5. Meeting Minutes

November 7, 2016 Regular Meeting

6. Adjourn

Please note - changes are possible

**SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT**

**Minutes of Regular Meeting
Monday, December 5, 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. Brangenberg, Mr. Feola, Mr. McGinn, Mr. Organ, Mr. Laidlaw, Mrs. Urbaczewski, Mr. Pasceri.

Absent: Mr. Morrissey, Mrs. Elko (left early).

Professional's of the Board: Mr. Daniel Reeves, Esq., Interim for Zoning Board Solicitor Mr. Hillegass, and Mr. Christopher Eaton of Maser Consulting, Interim for Municipal & Board Engineer Mr. Previti.

~Announcements:

APPLICANT: Sea Isle Smiles LLC & James & Joan McIntyre @ 238 West 80th Street; Block 80.04; Lot 278 has requested for a continuance to the January, 2017 meeting with no further notice required.

~NEW BUSINESS:

1) *APPLICANT:* The Berrodin's for 114-52nd Street Condominium Association @ 114 – 52nd Street; Block 52.03; Lot(s) 21; Zone R-2. *PROPOSED:* variance relief for additions increasing floor area and alterations

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

Professionals: Gary Lee Thomas, Surveyor, provides details regarding the additions and floor area, decks, parking and modifications proposed, as well as existing conditions and surround area.

Witness(es): James Berrodin and Louis Berrodin to testify to reason for proposing work.

Exhibits: none

Board Comment: only to clarify parking is conforming

Public Comment: none

- To approve the non-conforming structure and a proposed increase in the floor area of 568 s.f. with a 2 story addition in the rear; Mr. McGinn makes motion, Mrs. Urbaczewski seconds, roll call - aye all 7 in favor / none opposed
- To approve the front yard setback, side yard setback and aggregate sideyard setback that are pre-existing conditions and will not change; Mr. McGinn makes motion, Mrs. Urbaczewski seconds, roll call - aye all 7 in favor / none opposed

2) *APPLICANT:* Angela D. Dalrymple @ 4112 Pleasure Avenue; Block 41.02; Lot(s) 11.03; Zone C-1.

PROPOSED: conversion of residential to commercial, consolidating apartments, additions and alterations

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 provides details in regards to the modifications that will be made and use intended for the proposed addition, as well as reviewing existing conditions; Thomas Gleeson, Builder to offer construction details as needed.

Witness(es): applicant & owner Angela Dalrymple to testify to what currently exists and to further explain what is proposed and the intended uses for it.

Exhibits: none (rendering not available at this time)

Board Comment: questions regarding site plan portion, lack of details on existing conditions, landscaping and that application is incomplete and should be revised and then return to the board

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

- To approve a continuation of this application to the next Zoning Board Meeting with the condition of a more thorough set of plans being provided for review; Mr. McGinn makes motion, Mrs. Urbaczewski seconds, roll call - aye all 7 in favor / none opposed

~Meeting Minutes to Adopt:

- Minutes of November 7th, 2016 Zoning Board Meeting. Mr. McGinn makes motion, Mr. Feola seconds, roll call of those eligible to vote - all ayes in favor / none opposed

~With no further business

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

Meeting Adjourned

Respectfully submitted,



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