

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
AGENDA

Regular Meeting, Monday, March 7, 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: **HOWE (Joseph & Shirley Howe)**

Property: 1400 Landis Avenue / Block 15.03 / Lot 24 / R-1 Zone

Proposed: To add a an ADA platform lift to open onto a wood deck

Requested Variance Relief: Minimum side yard for ADA platform lift (26-45.5b), minimum side yard setback-principal structure-existing non conformity (26-45-5a), aggregate side yard setback-when determined if it will be considered an existing non conformity or not (26-45-5a)

5. Resolutions to be Memorialized

Resolution #2016-02-01 – KELLY (Michael & Debbie Kelly) @ 121-93rd Street
Block 93.02, Lots 17.02 & 18

Resolution #2016-02-02 – LYNCH (Gregory & Erika Lynch) @ 128 West Jersey Avenue
Block 41.03, Lot 5.01

6. Adjourned

"Tentative - Additional items may be pending"

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT

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

~**Called to Order** - Mr. Pasceri, Chairperson, 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. Laidlaw, Mr. Pasceri. Also in attendance: Mr. Tom Hillegass – Board Solicitor and Mr. Andy Previti – Board Engineer (sworn in for evening).

~**Applicant** - HOWE, Joseph & Shirley, 1400 Landis Avenue, Block 15.03, Lot 24, in an R1 zone. Mr. Richard Ramirez, P.E., Esq., on behalf of applicant, begins with brief introduction having never been before the board before, followed by a summary of information pertaining to the application beginning with the property. He addresses Mr. Previti's report where it questions the lift as an accessory or principal structure followed by testimonial details pertaining to the tight setbacks, the positive and negative criteria and specifications of the lift that is being proposed by the applicant. There is a review of Mr. Previti's report followed by questions and inquiries from the Board regarding the safety of the lift proposed, adjacent lot, neighboring unit's consent, septic tanks, access, and the fact that they do not abut a county road that were discussed in detail. Floor was open for public comment but those present were with the applicant, therefore with a show of no hands the public portion was closed. Mr. Hillegass reviews conditions of approval that will be required and explains the motions to the board, therefore

- For a motion to approve a structure on a property that does not abut a public street pursuant to 40:55D-35, a Motion is made by Mr. McGinn and second by Mr. Brangenberg, followed by roll call - *aye* ALL in favor / none opposed
(Roll Call – Mr. Brangenberg-y, Mr. Feola-y, Mr. McGinn-y, Mr. Laidlaw-y, Mr. Pasceri-y)

- For a motion to approve variance items #1) minimum side yard setback where 5' is required & 4.6' is proposed, #2) minimum side yard setback from principal structure where 5' is permitted & 4.6' is proposed, and #3) aggregate side yard setback where 15' is required & 9.2' is proposed, a Motion is made by Mr. McGinn and second by Mr. Brangenberg, followed by roll call - *aye* ALL in favor / none opposed
(Roll Call – Mr. Laidlaw-y, Mr. McGinn-y, Mr. Feola-y, Mr. Brangenberg-y, Mr. Pasceri-y)

~**Resolutions:**

Resolution No. 2016-02-01 - KELLY, Michael & Deborah @ 121 -93rd Street

Review of draft and noted corrections and changes provided by Mr. Previti, therefore

- To memorialize Resolution #2016-02-01, with corrections and conditions. a motion is made by Mr. Laidlaw and second by Mr. Feola, followed by roll call - *aye* ALL in favor / *none* opposed (1 abstain due to absence @ time of application)
(Roll Call: Mr. Feola-y, Mr. McGinn-y, Mr. Laidlaw-y)

Resolution No. 2016-02-02 - LYNCH, Gregory & Erika @ 128 West Jersey Avenue

Review of draft and noted corrections and changes provided by Mr. Previti, therefore

- To memorialize Resolution #2016-02-02, with corrections and conditions, a motion is made by Mr. McGinn and second by Mr. Laidlaw, followed by roll call - *aye* ALL in favor / *none* opposed (2 abstain due to absence @ time of application)

(Roll Call: Mr. Laidlaw-y, Mr. McGinn-y, Mr. Feola-y)

Resolution No. 2015-04-02 - BELL, Walter & Silvana @ 209 -93rd Street

Explanation of why the applicant was required to make revisions and return before the Board for this preliminary resolution in to be proceed with revised plans that are required to be reviewed and approved by Board Engineer prior to the balance of an application and new revised plans being submitting, in addition to corrections and conditions provided by Mr. Previti, therefore

- To memorialize Resolution #2016-02-02 for preliminary minor site plan approval, with corrections and conditions, a motion is made by Mr. Feola and second by Mr. McGinn, followed by roll call - *aye* ALL in favor / *none* opposed (2 abstain due to absence @ time of application)

(Roll Call: Mr. Feola-y, Mr. McGinn-y, Mr. Laidlaw-y)

~With no further business Motion to adjourn is made by Mr. Brangenberg and second by Mr. McGinn

Meeting adjourned

Respectfully submitted,



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