

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

**Regular Meeting, Monday, April 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: SIC 7801, LLC c/o GRAVENOR, John**

*Property:* 7801 Pleasure Avenue / Block: 78.01 / Lots: 366.01 & 366.02

*Proposed:* to demolish & reconstruct duplex dwelling with second & third story decks

*Requested Variance Relief:* Setback from Dune Line (section 26-35.1)

**APPLICANT: Joseph G. FREDA (Building 2 @ ACME Shopping Center)**

*Property:* 6210 Landis Avenue (ACME Shopping Center) / Block: 61.03 / Lot: 20.01

*Proposed:* Amended site plan approval for Restaurant Fit Out relative to 2 commercial units in Building #2 (to be known as #101 & #102 @ 6112 Landis Avenue), including relief relative to free-standing sign not included in original application

*Requested Variance Relief:* free-standing sign area (section 26-28.3.j.1); free-standing sign height (section 26-28.3.j.3)

**5. Resolutions to be Memorialized**

**Resolution #2016-03-01 – HOWE (Joseph & Shirley Howe) @ 1400 Landis Avenue  
Block 15.03 / Lot 24**

**6. Adjourned**

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

**SEA ISLE CITY  
ZONING BOARD OF ADJUSTMENT**

**Minutes of Regular Meeting  
Monday, April 4, 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. Feola, Mr. McGinn, Mr. Morrissey, Mrs. Elko, Mr. Laidlaw, Mrs. Urbaczewski, Mr. Pasceri. Also in attendance: Mr. Tom Hillegass – Board Solicitor and Mr. Andy Previti – Board Engineer (sworn in for evening). [ Announcement into record that Alternate Board Members Mrs. Elko & Mr. Laidlaw will be sitting in and voting for Mr. Brangenberg & Mr. Organ. ]

**~Applicant** - SIC 7801, LLC – 7801 Pleasure Avenue, Block 78.01, Lots 366.01 & 366.02 in an R-2 zone. Corey Gillman, attorney sitting in for Michael Borelli on behalf of applicant, begins with a brief summary in regards to the relief being sought for a setback from the dune line under this application. Mr. Gillman has Vincent Orlando –Engineer and John Gravenor –Applicant sworn in. Mr. Gillman provides several different photographs entered into record as exhibits offering different views of the applicant’s property in conjunction with the dune line and adjacent properties along the dune line, along with a CAFRA Plan. Mr. Orlando then provides testimony beginning with demolition of the existing structure and how a proposed new duplex structure will be constructed, pointing out that the dune line runs under the building and is the only item involved in the variance being sought because they are within all other setbacks. Mr. Gravenor offers brief testimony in regards to the proposed duplex and future intentions. Board Member inquiries are addressed pertaining to the building size, other possible considerations, dune encroachment, the dune line process and dune protection, followed by Mr. Previti’s review of his 3/21/16 updated report. Floor is open to public comment.

Gregory Palmer – 7723 West Pleasure Avenue ( property located north of this property across walkway entrance to beach ) - speaks in opposition of project, how it would obstruct their view, and wants the 10’ setback enforced, in addition to the impact it would have on the East Unit where his Father, David Palmer owns (obstructing his view as well).

With no further show of hands the public portion of this application is closed. Mr. Hillegass reviews the motions for variance relief pursuant to hardship variance 40:55D-70: C-1, therefore

- To approve the setback from Dune Line where 10 ft. is required and 5 ft is proposed, for a variance of 5 feet, a motion is made by Mr. Morrissey and second by Mr. McGinn, followed by roll call - *aye* 5 in favor / *nay* 2 opposed  
(Mr. Feola-y, Mr. McGinn-y, Mr. Morrissey-y, Mrs. Elko-n, Mr. Laidlaw-n, Mrs. Urbaczewski-y, Mr. Pasceri-y)

**~Applicant** - 6210 Landis Avenue, Block 61.03, Lot 20.01 – Two (2) stores within ACME Shopping Center. ( For the record, Mr. Feola will be stepping down for this application due to conflict. ) Don Wilkinson, attorney on behalf of applicant Joseph G. Freda, begins with an overview of what is proposed for Building #2 in conjunction with the already granted Preliminary and Final Site Plan Approvals of what is known as ACME Shopping Center, as he further explains the applicant’s request for amended final site plan approval pursuant to City Ordinance to review final restaurant design and fit outs of Building #2

which will house Uncle Oogies and Rick's Breakfast, in addition to variance for the free standing sign in front of the shopping center on Landis Avenue. Carmen LaRosa –Architect is sworn in and begins testimony pertaining to roofline changes, handicap ramp changes that allow for raised area of outdoor dining, HVAC units, an outdoor freezer box and to specifically note on record no exterior stairs leading to the upper portion of the building. Mr. LaRosa continues with detailed testimony in regards to the interior design and layout of both units, provides items including last minute plans that are entered into exhibit, and addresses questions and comments from Board Members. Louis Cerone Of Central Avenue – Uncle Oogies Tenant/Partial Applicant is sworn in and provides testimony to what the County required of them for a dishwashing area within their restaurant. Seating via restrooms and the size of the kitchen is discussed, in addition to pick and delivery services and confirmation that the mezzanine level is storage only with no other future intentions. Mr. Previti proceeds with review of his 3/28/16 report with specific note to a correction necessary to variance #1 where 42 sf per side is proposed so a variance of 12 sf is being requested and variance #2 would remain as is, then proceeds through the balance of his report and comments. Floor is open for public comment.

Martha Cook -144 61<sup>st</sup> Street – asks question in regards to location of doors and dumpsters

John Kampmeyer -128 61<sup>st</sup> Street – (lives directly behind this building) questions side & rear yard setback variances originally approved vs. what is required, vegetation, and where proposed freezer will be installed, in addition to screening or fence height to block noise from the freezer. He also inquires about parking and the finishes of the building in comparison to the other buildings on the property.

Roy Cook -144 61<sup>st</sup> Street – seriously questions why variances are being sought for work that has already been done.

With no further show of hands the public portion of this application is closed. Mr. Hillegass reviews the motions for the variance and explains the amended site plan approval also sought, therefore

- To approve the Sign Variances where 30 sf. per side is permitted & 42 sf. per side is proposed, and a height of 15 ft. is permitted & 15.5 ft. is proposed, a motion is made by Mr. McGinn and second by Mr. Laidlaw, followed by roll call - *aye* 6 in favor / none opposed / 1 abstained  
(Mr. McGinn-y, Mr. Morrissey-y, Mrs. Elko-y, Mr. Laidlaw-y, Mrs. Urbaczewski-y, Mr. Pasceri-y)
  
- To approve the Restaurant Fit-Out as proposed, a motion is made by Mr. McGinn and second by Mr. Morrissey, followed by roll call - *aye* 6 in favor / none opposed / 1 abstained  
(Mrs. Elko-y, Mr. Laidlaw-y, Mr. Morrissey-y, Mr. McGinn-y, Mrs. Urbaczewski-y, Mr. Pasceri-y)
  
- To approve Revised Preliminary & Final Site Plan Approval with all conditions attached as discussed by Board Engineer Mr. Previti and Planning Board, a motion is made by Mr. Laidlaw and second by Mrs. Elko, followed by roll call - *aye* 5 in favor / none opposed / 2 abstained  
(Mr. Morrissey-y, Mrs. Elko-y, Mr. Laidlaw-y, Mr. McGinn-y, Mrs. Urbaczewski-y)

~With no further business Motion to adjourn is made by Mrs. Urbaczewski and second by Mr. Laidlaw

**Meeting adjourned**

Respectfully submitted,



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