

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
AGENDA

Regular Meeting, Tuesday, September 6th, 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: 5816 SOUNDS AVENUE CONDOMINIUM ASSOCIATION

5816 Sounds Avenue / Block: 58.05 / Lot(s): 1 / Zone: R-2A
Proposed: to construct an addition to the second floor and third floor
Requesting: variance relief on pre-existing non-conformities for min. rear yard setback (26-46.6), min. side yard setback (26-46.5), max permitted impervious coverage (26-36), and any & all other variance & waiver relief deemed necessary for this application.

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 (26-20.2) & min. lot area (26-46.7a); and min. rear yard setback (26-46.6)

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 (26-46.10a), rear yard setback (26-46.6), side yard setback (26-46.5a), aggregate side yard setback (26-46.5a), building coverage (26-46.9), impervious lot coverage (26-36a), parking (26-23.8a), & accessory structure rear yard setback (26-46.6)

5. Resolutions

Resolution #2016-08-01 - GRAF REVOCABLE TRUST (Ann S. Graf Trustee)
@ 6601 Pleasure Avenue / Block 66.01 / Lot 12

6. Adjourn

Please note - changes are possible

**SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT**

**Minutes of Regular Meeting
Tuesday, September 6, 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. Brangenberg, Mr. Feola, Mr. McGinn, Mr. Organ, Mrs. Urbaczewski, Mr. Pasceri.

Absent: Mr. Morrissey, Mrs. Elko, Mr. Laidlaw.

Professional's in attendance: Mr. Tom Hillegass, Board Solicitor and Mr. Andy Previti, Board Engineer.

~**Announcement:**

APPLICANT: James A. Arena @ 119-87th Street; Block 87.02; Lots 19.02, 20 & 21 received request for continuance to next meeting, 'and' **APPLICANT:** Sea Isle Smiles LLC & James & Joan McIntyre @ 238 West 80th Street; Block 80.04; Lot 278 requested for next meeting due to lack of noticing; Therefore both applications were requested for continuance to the 10/3/16 Zoning Board meeting.

~**NEW BUSINESS:**

APPLICANT: 5816 Sounds Avenue Condominium Association @ 5816 Sounds Avenue; Block 58.05; Lot 1 Attorney on behalf of applicant, Jeffrey P. Barnes, Esq. of Barnes Law Group LLC provides brief introduction and summary of the proposed variance relief being requested

Professionals Blane Steinman RA of Blane Steinman Architect LLC and Vincent Orlando of Engineering Design Associates PA provide details on proposed areas of expansion and alterations.

Witness(es) were applicants Joseph & Karen Jordan to offer additional details.

Exhibits entered were photographs explained in detail by applicant.

Board Engineer Mr. Previti reviews his 7/26/16 report.

Public Comment heard: James McIntyre- 238 80th Street who had application tonight that was postponed but speaks in favor of the Jordan's project; Richard Parks- 116 90th Street feels it to be deminimus and would be a good thing.

- To approve F.A.R. @ .9383; Mr. Feola makes motion, Mr. Brangenberg seconds, roll call - aye 4 in favor / nay 2 opposed
(Mr. Brangenberg-n, Mr. Feola-y, Mr. McGinn-y, Mr. Organ-n, Mrs. Urbaczewski-y, Mr. Pasceri-y)
- To approve all Existing Non-Conforming Items; Mr. McGinn makes motion, Mrs. Urbaczewski seconds, roll call - aye 5 in favor / nay 1 opposed
(Mr. Brangenberg-y, Mr. Feola-n, Mr. McGinn-y, Mr. Organ-y, Mrs. Urbaczewski-y, Mr. Pasceri-y)
- To approve Stacked Parking; Mrs. Urbaczewski makes motion, Mr. McGinn seconds, roll call - aye 5 in favor / nay 1 opposed
(Mr. Brangenberg-y, Mr. Feola-n, Mr. McGinn-y, Mr. Organ-y, Mrs. Urbaczewski-y, Mr. Pasceri-y)
- To approve Minimum Rear Yard Setback; Mrs. Urbaczewski makes motion, Mr. McGinn seconds, roll call - aye 3 in favor / nay 3 opposed
(Mr. Brangenberg-n, Mr. Feola-n, Mr. McGinn-y, Mr. Organ-n, Mrs. Urbaczewski-y, Mr. Pasceri-y)

~Resolutions:

Resolution No. 2016-08-01 - Ann S. Graf, Trustee @ 6601 Pleasure Avenue

- Memorialize Resolution #2016-08-01 with corrections. Mr. Organ makes motion, Mr. McGinn seconds, roll call those eligible to vote - *aye* 5 in favor / *none* opposed

~With no further business Mr. Organ 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