

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
AGENDA

Regular Meeting, Tuesday, January 3rd, 2017 @ 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

FIRST ITEM: Zoning Board Re-Organization For 2017 Calendar Year

APPLICANT: James A. ARENA (Variance Application) *Postponed from 2016*

119 – 87th 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 *Postponed from 2016*

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

Continued from December, 2016 (4112 Pleasure Ave/ 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. Resolutions

Resolution #2016-12-01 - 114-52nd Street Condominium Association 'Variance Application'
114-52nd Street / Block 52.03 / Lot 21

6. Meeting Minutes - December 5, 2016 Regular Meeting

7. Adjourn

**SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT**

**Minutes of Regular Meeting
Tuesday, January 3, 2017 @ 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, Mr. Organ, Mrs. Elko, Mr. Laidlaw, Mrs. Urbaczewski, Mr. Pasceri.

Absent: Mr. Brangenberg.

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: Angela A. Dalrymple Application @ 4112 Pleasure Avenue; Block 41.02; Lot 11.03 requested for a continuance to the February, 2017 meeting with no further notice required.

~**NEW BUSINESS:**

1) *APPLICANT:* James A. ARENA @ 119 – 87th Street; Block 87.02; Lot(s) 19.02, 20 & 21; Zone R-2.

PROPOSED: variance relief to replace an existing duplex with a new duplex structure

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

Professionals: Carmen J. LaRosa -Architect & Planner of Folsom, NJ provides details in regards to the structure and surrounding area; Rich Mashura –Builder of Seaville, NJ offers architectural design and layout details.

Witness(es): James A. Arena of Leesburg, VA provides some family background; Frank Corado of Wildwood, NJ and representative of neighbor Mr. Goldstein testifies to the agreement reached regarding bump-out setbacks

Exhibits: none

Board Comment: none

Public Comment: none

- To approve the Use Limitation to replace existing duplex with another duplex where only a single family is permitted; Mr. McGinn makes motion, Mr. Organ seconds, roll call - *aye* all 7 in favor / none opposed
- To approve the minimum lot area where 5,000 s.f. is required and applicant has 4,550 s.f., and conditional per agreement with neighbor Mr. Goldstein, represented by Frank Corado, that front yard setback to deck will be 16'8" and bump-outs will be 1' (in lieu of 1'8" as originally proposed); Mr. McGinn makes motion, Mr. Morrissey seconds, roll call - *aye* all 7 in favor / none opposed

2) *APPLICANT:* Sea Isle Smiles, LLC and James & Joan McIntyre @ 238 West 80th Street; Block 80.04; Lot(s) 278; Zone R-2. *PROPOSED:* addition of a third floor to the structure adding on 647 sq. ft.

Attorney: Jeffrey Barnes, Esq. of Barnes Law Group LLC, North Wildwood, NJ provides brief introduction, reason for appealing denial of a permit by the Construction Office and history behind application to the Zoning Board, along with the proposed relief being sought by the applicant.

Professionals: Vincent Orlando of Engineering Design Associates, Ocean View, NJ provides details regarding the proposed project, with particular attention to FAR (floor area ratio) and impervious coverage; Blane Steinman, RA of Blane Steinman Architects, Clermont, NJ to provide added details on project.

Witness(es): Mr. McIntyre provides testimony pertaining to the pavers

Exhibits: none

Board Comment: requests for more testimony to parking, decks and impervious coverage, which calls for complete elimination of any reference to F.A.R. being agreed too.

Public Comment: none

- To approve pre-existing conditions consisting of rear yard setback, side yard setback, aggregate side yard setback, building coverage and parking; Mr. McGinn makes motion, Mr. Laidlaw seconds, roll call - *aye* all 7 in favor / none opposed
- To approve impervious lot coverage where 70% is permitted and will not exceed 75%; Mr. McGinn makes motion, Mr. Feola seconds, roll call - *aye* all 7 in favor / none opposed
- To approve the accessory structure rear yard setback and accessory structure side yard setback; Mr. McGinn makes motion, Mr. Morrissey seconds, roll call - *aye* all 7 in favor / none opposed

~Meeting Schedule to Adopt:

- Zoning Board Meeting Schedule for the 2017 Calendar Year. Mr. McGinn makes motion, Mr. Laidlaw seconds, roll call of all present - all ayes '8' in favor / none opposed

~Meeting Minutes to Adopt:

- Minutes of December 5th, 2016 Zoning Board Meeting. Mr. McGinn makes motion, Mr. Laidlaw seconds, roll call of those eligible to vote - all ayes 5 in favor / none opposed

~Resolutions:

Resolution No. 2016-12-01 - 114 52nd Street Condominium Association

(c/o James Berrodin & Louis Berrodin) 114 -52nd Street, Block 52.03, Lot 21

- Memorialize Resolution #2016-12-01. Mr. Organ makes motion, Mr. Laidlaw seconds, roll call those eligible to vote - all ayes 6 in favor / none opposed

~With no further business

- Mr. Pasceri offers the motion with all in favor to adjourn meeting

Meeting Adjourned

Respectfully submitted,



Genell M. Ferrilli

Zoning Board Clerk

City of Sea Isle City Zoning Board