

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
AGENDA

Regular Meeting, Monday, October 2nd, 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	_____ William McGinn
_____ Patricia Urbaczewski, Vice Chair	_____ Joseph Morrissey
_____ Gerard Brangenberg	_____ Daniel Organ
_____ Louis Feola, Jr.	_____ Jacqueline Elko, Alt I
	_____ William J. Keller, Alt II

4. New Business

◆ **APPLICANT: Joseph A. LaROSA, Jr. (Variance Application) - CONTINUED from September**

206 – 43rd Street / Block: 43.04 / Lot(s): 29.02, 30.02, 31.02 & 32.02 / Zone: R-2

Proposed: Addition to second floor of garage apartment building

Requesting: variance relief for expansion of non-conforming building and use

◆ **APPLICANT: Donald A. & Susan A. HURFF (Variance Application)**

154 – 35th Street / Block: 35.03 / Lot(s): 1.03 & 1.04 / Zone R-2

Proposed: replace existing duplex with New Duplex Residence

Requesting: variance relief for building new duplex residence on buildable pre-existing undersized lot & rear yard setback

◆ **APPLICANT: Daniel J. McCANN (Use & Bulk Variance Application)**

21 – 44th Street / Block: 43.02 / Lot(s): 4 / Zone: R-2

Proposed: increase structure stability, provide emergency evacuate by expanding decks on east and south side of structure and adding second stair

Requesting: variance relief for expansion of non-conforming structure

5. Resolutions

Resolution #2017-09-01 -4422 Venicean Road Condominium Association

4422 Venicean Rd. / Block: 44.05 / Lot(s): 120.01 & 120.02 / Zone R-2a

Resolution #2017-09-02 -Walter & Silvana BELL

209 – 93rd St. / Block: 93.03 / Lot(s): 29 & 30 / Zone: R-2

Resolution #2017-09-03 -Blaise MENZONI

330 – 43rd Pl. / Block: 42.06 / Lot(s): 10 & 11.01 / Zone: C-3

6. Meeting Minutes - September 5, 2017 Regular Meeting

7. Adjourn

Please note - changes are possible

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT

Minutes of Regular Meeting
Monday, October 2nd, 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. Brangenberg, Mr. Feola, Mr. McGinn, Mrs. Elko, Mrs. Urbaczewski, Mr. Pasceri

Absent: Mr. Morrissey, Mr. Organ

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.

~ **NEW BUSINESS:**

New Board Member Business:

 City Council appointed New Member 'William J. Keller' is sworn in to the Zoning Board of Adjustments as per City of Sea Isle City Resolution No. 159 (2017)

1) APPLICANT: *Joseph A. LaROSA, Jr. @ 206 –43rd Street; Block 43.04; Lot(s) 29.02, 30.02, 32.02 & 32.02; Zone R-2. PROPOSED: addition of a second level living area to garage apartment, addition of an elevator and addition of modified stairs and landings to a second level deck area*

Professionals: Carmen LaRosa, R.A. (Architect/Planner) provides brief testimony regarding changes as discussed at prior meeting and as discussed and agreed to with neighbor

Witness(es): Mr. Vallaster (neighbor) was addressed and verified being in agreement with changes and the application

Exhibits: drawing containing changes as requested

Board Comment: problem with board members present in order for required vote to be obtained

Public Comment: none

➤ Unfortunately, members present for application due to variance sought were needed in attendance for continuance and were not present therefore voting could not be done.

2) APPLICANT: *Donald A. & Susan A. HURFF @ 154–35th Street; Block 35.03; Lot(s) 1.03 & 1.04; Zone R-2. PROPOSED: replace existing duplex with a New Duplex Residence*

Professionals: Donald Wilkinson, Esq. provides brief history with summary of what is being proposed and relief being sought by applicant; Carmen LaRosa, R.A. (Architect/Planner) provides details on current conditions and proposed improvements and relief to provide for new structure to meet all necessary codes and requirements and to enhance the surrounding neighborhood

Witness(es): Mr. Donald Hurff (applicant) testifies to flood prone area & damage from Sandy & Jonas storms

Exhibits: none

Board Comment: inquires about connected lots that applicant says was unable to purchase

Public Comment: Charles Adams @ 105-35th Street to speak in regards to being repetitive loss property and seemed to be opposed but unsure regarding application

- To approve existing non-conforming Variance Items 1) Use Limitation where a single family is permitted & to remove existing duplex and construct new duplex is proposed, and 2) Minimum Lot Area where 5,000 S/F is required & 4,400 S/F is proposed: Mr. Brangenberg makes motion, Mr. McGinn seconds; roll call - *aye* all 7 in favor / none opposed
- To approve Variance Item 3) Minimum Rear Yard Setback where 20 ft is required and 15 ft is being proposed: Mrs. Urbaczewski makes motion, Mr. McGinn seconds; roll call - *aye* all 7 in favor / none opposed

3) APPLICANT: Daniel J. McCANN @ 21-44th Street; Block 43.02; Lot(s) 4; Zone R-2. *PROPOSED: increase structure stability, provide emergency evacuation by expanding decks on east & south side of structure and adding second stair*

Professionals: Daniel J. McCann, Esq. provides a summary of what is being proposed and the variances they are seeking as applicants for this project; Carmen LaRosa, Architect & Planner provides testimony in regards to the original intentions and why the applicant is before the board now with the proposed work and deck expansion as he provides additional details and addresses some of the engineer's items

Witness(es): Joseph McCann, Builder to testify to property and building history

Exhibits: Exhibit A-1 = Fire Chief Edward's review report; Exhibit A-2 = DPW Mr. Tighe's review report

Board Comment: glad to see an older building try to remain within the community

Public Comment: Bernard Fitzgerald @ 4401 Landis Avenue – questioning fire suppression system; Maryann Hoffman @ 12-44th Street – to express concern with deck expansion and feels variances do not cover what is being infringed upon since she misunderstood the zoning and requirements to be met for this particular structure

- To approve Use where commercial uses & mixed non-residential & residential uses are permitted and proposed is an existing two family residential dwelling & separate commercial structure: Mr. Feola makes motion, Mr. McGinn seconds; roll call - *aye* all 6 in favor / none opposed
- To approve Non-Conforming Use Expansion where existing residential use is not permitted and proposed is an expansion of non-conforming use by adding decks & stairs to residential structure: Mr. McGinn makes motion, Mr. Feola seconds; roll call - *aye* all 6 in favor / none opposed

~ Meeting Minutes to Adopt:

- Minutes of Tuesday, September 5th, 2017 Zoning Board Meeting. Mr. Urbaczewski makes motion, Mr. Pasceri seconds, roll call of those eligible to vote - all ayes 4 in favor / none opposed

~With no further business

- Mr. Pasceri makes motion, second by Mrs. Urbaczewski, with all in favor to adjourn

Meeting Adjourned

Respectfully submitted,



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