

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
AGENDA

Regular Meeting, Monday, November 6, 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	_____	Louis Feola, Jr.
_____	Patricia Urbaczewski, Vice Chair	_____	William McGinn
_____	Gerard Brangenberg	_____	Daniel Organ
_____	Jacqueline Elko	_____	William J. Keller, Alt I
		_____	Patrick Roberts, 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: Warren KATONA (Variance Application)**

128 – 92nd Street / Block: 93.02 / Lot(s): 30 & 31.01 / Zone R-2

Proposed: expansion in the form of a proposed roof over an existing 3rd floor deck

Requesting: variance relief for expansion of existing non-conforming conditions due to prior approvals

◆ **APPLICANT: Frank E. & Shari S. TROCK (Variance Application)**

225 – 58th Street / Block: 88.03 / Lot(s): 1.02 / Zone: C-3

Proposed: to demolish existing structure and construct a new single family dwelling

Requesting: variance relief for hardship and flexible 'C' variances in addition to 'D' variance for use

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

Resolution #2017-10-01 –Donald A. & Susan A. HURFF

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

Resolution #2017-10-02 –Daniel J. McCANN

21 – 44th Street / Block: 43.02 / Lot(s): 4 / Zone: C-1

6. Meeting Minutes - October 2, 2017 Regular Meeting

7. Adjourn

Please note - changes are possible

SEA ISLE CITY ZONING BOARD OF ADJUSTMENT

Minutes of Regular Meeting Monday, November 6th, 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: Mrs. Elko, Mr. Feola, Mr. Roberts, Mrs. Urbaczewski, Mr. Pasceri

Absent: Mr. Brangenberg, Mr. McGinn, Mr. Organ, Mr. Keller

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: 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 J. LaRosa, R.A. (Architect/Planner)

- Unfortunately, even though this application is only due for a vote, members present for application due to variance sought were also needed in attendance for continuance and were not present therefore voting could not be done.

APPLICANT: Frank & Shari TROCK @ 225-88th Street; Block 88.03; Lot(s) 1.02; Zone C-3. **PROPOSED:** demolish existing structure and construct new single family dwelling

Professionals: Donald Wilkinson, Esq.

- Upon receipt of letter of correspondence this application was requested for a continuance to the next meeting with no further notice required

NEW BUSINESS:

New Board Member Business:

- 📖 City Council appointed New Member 'Patrick Roberts' is sworn in to the Zoning Board of Adjustments as per City of Sea Isle City Resolution from Council

1) **APPLICANT:** Warren KATONA @ 128-92nd Street; Block 93.02; Lot(s) 30 & 31.01; Zone R-2.

PROPOSED: expansion in the form of a proposed roof over an existing 3rd floor deck

Professionals: Carmen J. LaRosa, R.A. (Architect/Planner) provides brief summary of prior approvals granted and details of proposed roof they wish to have constructed over the third floor exterior deck

Witness(es): Warren & Mary Katona (Applicants) speak regarding their reason for wanting this roof and to help stop water from leaking in as well

Exhibits: none

Board Comment:

Public Comment: Tony Ruffo @ 120-96th St to speaks in support of this project, Barbara & Joe Meier @ 117-92nd St -to speak in favor of the project and compliment on the care the applicants put into their home, Linda Hassel @ 124-92nd St has known them since 1972 and says they are well deserving of this

- To approve the Expansion of a Non-Conforming Use: Mr. Feola makes motion, Mrs. Urbaczewski seconds; roll call - aye all 5 in favor / none opposed

~ **Meeting Minutes to Adopt:**

- Minutes of Monday, October 2nd, 2017 Zoning Board Meeting. Mr. Feola makes motion, Mrs. Urbaczewski seconds, roll call of those eligible to vote - all ayes 3 in favor / none opposed

~ **Resolutions:**

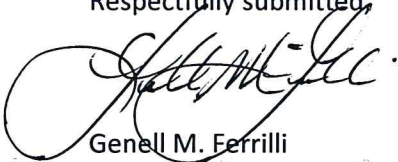
- RES #2017-09-01 - 4422 Venicean Road Condominium Assoc. @ 4422 Venicean Rd / B: 44.05/ L: 120.01 & 120.02
 - Memorialize Resolution #2017-09-01 with some clarification. Mrs. Urbaczewski makes motion, Mr. Feola seconds, roll call of those eligible to vote - all ayes 3 in favor / none opposed
- RES #2017-09-02 - Walter & Silvana BELL @ 209 – 93rd St / B: 93.03/ L: 29 & 30
 - Memorialize Resolution #2017-09-02. Mrs. Urbaczewski makes motion, Mr. Feola seconds, roll call of those eligible to vote - all ayes 3 in favor / none opposed
- RES #2017-09-03 - Blaise MENZONI @ 330 – 43rd Pl / B: 42.06/ L: 10 & 11.01
 - Memorialize Resolution #2017-09-03. Mrs. Urbaczewski makes motion, Mr. Feola seconds, roll call of those eligible to vote - all ayes 3 in favor / none opposed
- RES #2017-10-01 - Donald & Susan HURFF @ 154 – 35th St / B: 35.03/ L: 1.03 & 1.04
 - Memorialize Resolution #2017-10-01. Mrs. Urbaczewski makes motion, Mrs. Elko seconds, roll call of those eligible to vote - all ayes 4 in favor / none opposed
- RES #2017-10-02 - Daniel J. McCANN @ 21 – 44th St / B: 43.02/ L: 4
 - Memorialize Resolution #2017-10-02 with some minor clarification. Mrs. Urbaczewski makes motion, Mr. Feola seconds, roll call of those eligible to vote - all ayes 4 in favor / none opposed

~ With no further business

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

Meeting Adjourned

Respectfully submitted,



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