

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
AGENDA

Regular Meeting, Monday, December 4, 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: Frank E. & Shari S. TROCK (Variance Application)**

225 – 88th 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

◆ **APPLICANT: Joan M. KELLETT (Flex 'C' & 'D' Use Variance Application)**

15 – 84th Street / Block: 83.01 / Lot(s): 22.01 & 22.02 / Zone R-2

Proposed: increase living space, relocate bedrooms, add bathroom, remove setback encroaching stairs, add stairs to north of building for egress

Requesting: variance relief for flex 'c' and use/'d' variance

◆ **APPLICANT: 26 37th Street LLC ('D' Use Variance Application)**

26 – 37th Street / Block: 37.02 / Lot(s): 10 / Zone: C-1

Proposed: to remove existing structure and construct a new replacement duplex structure

Requesting: variance relief for residential to continue as non-permitted use

◆ **APPLICANT: 129 38th Street LLC (Flex 'C' & 'D' Use Variance Application)**

129 – 38th Street / Block: 37.03 / Lot(s): 7.01 / Zone: R-2

Proposed: to demolish existing triplex structure and construct a new proposed triplex structure

Requesting: variance relief of pre-existing non-conforming use not permitted in zone & waiver from site plan review

5. Resolutions

Resolution #2017-11-01 –Warren KATONA

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

6. Meeting Minutes - November 6, 2017 Regular Meeting

7. Adjourn

Please note - changes are possible

**SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT**

**Minutes of Regular Meeting
Monday, December 4th, 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. Organ, Mr. Keller, Mr. Roberts, Mrs. Urbaczewski, Mr. Pasceri

Absent: Mr. Brangenberg, Mrs. Elko

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:**

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*

****ANNOUNCEMENT MADE:** two board members certified and signed off verifying they listened to recordings and reviewed all documents in order to vote on application due to complications with necessary number of members needed for a proper vote

Professionals: Carmen LaRosa, R.A. (Architect/Planner) briefly reviews the application and revisions made that were necessary to satisfy any requests that had been made

Witness(es): none

Exhibits: none

Board Comment: none

Public Comment: none

➤ To approve the expansion of the pre-existing non-conforming garage apartment with added floor area, elevator addition and stairs; Mr. Feola makes motion, Mrs. Urbaczewski seconds: roll call - *aye* all 5 in favor / none opposed

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

Professionals: Donald Wilkinson, Esq., provides overview of relief sought due to lot size and zoning; James E. McAfee, R.A. (Architect) explains variances sought and offers details and benefits of proposed project

Witness(es): Frank Trock (Applicant) testifies to the history, flooding and poor conditions of current structure

Exhibits: photographs marked into Exhibits: A1- house to east showing R-2 towards Landis Ave; A2- property to east; A3- front of 225-88th St & side of adjacent east & west structures; A4- house to west also being smallest on block; A5-front of 225-88th St; A6-arial view.

Board Comment: question regarding door near outside shower in rear which is confirmed for storage

Public Comment: none

➤ To approve the Use Variance with the setbacks as proposed by the applicant, including the conditions as outlined in the Engineer's Report dated 10/10/17: Mrs. Urbaczewski makes motion, Mr. McGinn seconds; roll call - *aye* all 7 in favor / none

3) APPLICANT: Joan M. KELLETT @ 15 – 84th Street; Block 83.01; Lot(s) 22.01 & 20.02; Zone R-2.
PROPOSED: to add 354 square feet of living area to the 2nd floor and move the exterior egress stairs from the side to the rear of the structure

Professionals: Daniel J. McCann, Esq., provides a brief summary of the existing structure and what is being proposed; Stanley W. Tasey, R.A. (Architect) explains exactly what is being proposed in detail and layout

Witness(es): Joan Kellett (Applicant) testifies to their future intention which is why this work is being proposed

Exhibits:

Board Comment: verified that no first floor changes will be made, parking spaces, landscaping & stormwater management are further discussed

Public Comment: none

- To approve the Expansion of a non-conforming use where no development is permitted on lots 3,500 S/F or less and an addition of 354 S/F of living space is proposed to the rear of the structure: Mr. Feola makes motion, Mrs. Urbaczewski seconds; roll call - *aye* all 7 in favor / none
- To approve the minimum lot area where 5,000 S/F is required and 3,300 S/F is proposed for a 1,700 S/F Variance and minimum lot width where 50 ft is required and 30 ft is proposed for a 20 Ft Vaiance: Mr. Organ makes motion, Mr. McGinn seconds; roll call - *aye* all 7 in favor / none
- To approve the minimum side yard setback where 5 ft is required and 3 ft @ west side & 2ft-5in @ east side is proposed for 2 Ft and 2Ft-7in Variance and minimum aggregate side yard setback where 15 ft is required and 5ft-5in is proposed for 2 Ft-7 in Variance: Mr. Organ makes motion, Mr. McGinn seconds; roll call - *aye* all 7 in favor / none
- To approve the parking space size where 9 ft x 18 ft is required and two 7' x 15'4" are existing: Mrs. Urbaczewski makes motion, Mr. Roberts seconds; roll call - *aye* all 7 in favor / none
- To approve the number of parking spaces where 4 are required and 3 are proposed: Mrs. Urbaczewski makes motion, Mr. Feola seconds; roll call - *aye* all 7 in favor / none

4) APPLICANT: 26 37th STREET, LLC @ 26– 37th Street; Block 37.02; Lot(s) 10; Zone C-1. *PROPOSED: to demolish the existing 2 story single family structure and construct a new two family dwelling*

Professionals: Donald Wilkinson, Esq., provides overall summary of the application and what is being proposed under the R-2 bulk requirements; Carmen J. LaRosa, R.A. (Architect) explains how residential is more suitable and provides project details and benefits

Witness(es): Jamie Sofroney (Applicant representative) testifies to history and current conditions of existing structure

Exhibits: none

Board Comment: none

Public Comment: none

- To approve Use where commercial uses & mixed non residential & residential use is permitted and duplex dwelling to replace an existing single family structure is being proposed: Mr. McGinn makes motion, Mrs. Urbaczewski seconds; roll call - *aye* all 7 in favor / none

5) APPLICANT: 129 38th STREET, LLC @ 129– 38th Street; Block 37.03; Lot(s) 7.01; Zone R-2..

PROPOSED: to demolish the existing structure and construct a new three family, triplex structure on the parcel where the units are proposed to be separated and would only be connected at the roof line.

Professionals: Ronald Gelzunas, LLC, Esq., provides brief summary of application and introduction of applicant and what is proposed before opening floor to applicants engineer; John Halbruner, P.E. provides testimony to project details, the variances sought and addresses several issues that have been brought up; James McAfee, R.A. (Architect) provides additional details supporting Mr. Halbruner's information and more in depth details regarding the project architecturally and visually.

Witness(es): Jim Burger (Applicant) provides testimony to various questions asked

Exhibits: visual layout of floor plan on display marked into Exhibit as A-1,

Board Comment: Letter from Fire Chief dated 12/4/17 read into record, Parking is questioned, what currently exists on the property is questioned

Public Comment: Russell Corson @ 117-38th St to speak in opposition of this application saying the current structure is not an actual triplex and feels they are taking it too far with what is being proposed like they can do whatever they want; Mike Taylor @ 137-38th St to speak in opposition and asks a number of detailed questions addressing the LLC and issues pertaining to a subdivision that took place years ago; Annette Lombardo @ 121-37th St to speak against and feels it is too much and smaller would be better like two small singles; Eileen Rose @ 143-38th St speaks in opposition and says to push them together because it still will not help the parking or flooding; Mr. French @ 115-38th or Mr. Lynch @ 141-38th St to speak against the size of what is proposed to be built and the issues with parking; Patrick Dunlevy @ 114-38th St to speak against the entire project and agrees with everyone else; Fred Casper @ 137 East 38th St comments on his opposition and points out how many unnecessary additional bedrooms there will be with the so called bonus room; Chip questions the fact that this application is proposed as a triplex only to make more money; Andy Ferrilli @ 344-38th St speaks in opposition of this project due to major construction and code issues.

➤ The applicant following a brief recess has decided to table this application to the next Zoning Board Meeting to be held at 7 pm on Tuesday January 2, 2018 with no further notice required.

~Meeting Minutes to Adopt:

➤ Minutes of Monday, November 6th, 2017 Zoning Board Meeting. Mrs. Urbaczewski makes motion, Mr. Roberts seconds, roll call of those eligible to vote - all ayes 4 in favor / none opposed

~Resolutions:

RES #2017-11-01 - Warren KATONA @ 128 – 92nd St / B: 93.02/ L: 30 & 31.01

➤ Memorialize Resolution #2017-11-01. Mrs. Urbaczewski makes motion, Mr. Roberts 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