

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
AGENDA

Regular Meeting, Monday, February 6th, 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 1
_____ Louis Feola, Jr.	_____ Scott Laidlaw, Alt II
_____ William McGinn	

4. New Business

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

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

Continued from December, 2016 & January, 2017

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 #2016-11-01 - Ocean Reef Condominium Association 'Variance Application'

6013 Pleasure Avenue / Block 60.01 / Lots 6.02 & 7.02

Resolution #2016-11-02 - Maloney, Rybas & Rybas 'Variance Application'

5720 Sounds Avenue / Block 58.05 / Lots 6.03 & 7.01

Resolution #2016-11-03 - Tim McGrail 'Variance Application'

5509 Landis Avenue / Block 55.02 / Lot 1517

Resolution #2017-01-02 - James A. ARENA 'Variance Application'

119-87th Street / Block 87.02 / Lots 19.02, 20 & 21

Resolution #2017-01-03 - Sea Isle Smiles, LLC 'Variance Application' (c/o James & Joan McIntyre)

238 West 80th Street / Block 80.04 / Lot 278

6. Meeting Minutes - January 3, 2017 Regular Meeting

7. Adjourn

Please note - changes are possible

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT

Minutes of Regular Meeting
Monday, February 6, 2017 @ 7:00 PM

~Meeting called to order: by Vice Chairperson Mrs. Urbaczewski. All rise for Pledge of Allegiance. Opening comments begin with Open Public Meetings Act statement.

~Board Roll Call:

Present: Mr. McGinn, Mr. Morrissey, Mr. Organ, Mrs. Elko, Mrs. Urbaczewski

Absent: Mr. Brangenberg, Mr. Feola (left due to conflict), Mr. Laidlaw, Mr. Pasceri

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) **First Item on Agenda:** Appointing / Re-appointing of Chairperson, Vice Chairperson, Board Secretary, and Professional's positions of Zoning Board Engineer & Zoning Board Solicitor for Calendar Year of 2017; in conjunction with prior approval of 2017 Meeting Schedule & City Council appointed term expiring board members.

2) **APPLICANT:** Angela D. Dalrymple @ 4112 Pleasure Avenue; Block 41.02; Lot(s) 11.03; Zone C-1.

PROPOSED: Conversion of one 1st level apartment from residential to commercial use and to consolidate the two 2nd level apartments into one, including additions of a 1st level garage/storage room, 2nd level sunroom & a proposed deck; and proposed to be done in phases.

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

Professionals: Carmen J. LaRosa -Architect & Planner of Folsom, NJ provides details in regards to the structure and surrounding area, as well as architectural design and layout details.

Witness(es): Angela Dalrymple-Applciant provides some history about existing structure & reason for project

Exhibits: A1-Color Rendering (2/6/17)

Board Comment: expressed concern over residential unit remaining at flood level and inquiry about flood gates; compliments regarding benefits and beauty of project

Public Comment: Kim Gibson @ 18 Kennedy Blvd to express how this project will enhance the area; Steve Stier @ 4105 Landis Ave (abutting west neighbor) to express approval & comment on benefit improvements will have; Michael Monichetti @ 4222 Park Rd (also Board Member of Chamber & Revitalization) to praise any willing spending for improvements to enhance the community which is encouraged & to compliment on how beautiful the improvements to this building will be for the area; James Bennett @ 355-42nd PL to express what a true benefit this project is for the community in many ways and enhancing to the surrounding area

First is poll of board to remove item 11 for landscaping showing agreement this item has been met & satisfied.

- To approve variance chart Items 2) max. side yard total, 3) min 1st floor commercial coverage, 4) min. interior height 1st level, 5) min. commercial unit size, 6) min. non-residential building frontage, 7) ground level % glass, 9) stormwater system standards, & 10) street trees; Mr. McGinn makes motion, Mrs. Elko seconds, roll call - aye all 5 in favor / none opposed
- To approve variance item 8) Architectural Design Standards consistent with design standard chart items A-1, A-2, C-4, C-5, D-1, D-5, H-1 & H2 as shown on Drawing A-4; Mr. McGinn makes motion, Mr. Morrissey seconds, roll call - aye all 5 in favor / none opposed

- To approve waivers from Site Plan Scale and Names of All Owners of record on 200' list of all adjacent properties; Mr. McGinn makes motion, Mr. Organ seconds, roll call - *aye* all 5 in favor / none opposed
- To grant Preliminary and Final Site Plan Approvals, with conditions of Mr. Previti's letter of November 17, 2016 & updated January 18, 2017 and conditional upon when Luann Mashura is no longer tenant of the first floor residential unit the applicant will, at that time, convert said unit to commercial; Mr. McGinn makes motion, Mrs. Elko seconds, roll call - *aye* all 5 in favor / none opposed
- To approve the Use Variance per variance chart item 1) conversion (expansion) of non-conforming structure; Mr. McGinn makes motion, Mr. Morrissey seconds, roll call - *aye* all 5 in favor / none opposed

~**Resolutions:**

RES #2016-11-01 - Ocean Reef Condominium Assn. @ 6013 Pleasure Ave / B: 60.01 / L: 6.02&7.02

- Memorialize Resolution #2016-11-01, with corrections. Mr. McGinn makes motion, Mrs. Elko seconds, roll call those eligible to vote - all *ayes* 3 in favor / *none* opposed

RES #2016-11-02 - Maloney, Rybas & Rybas @ 5720 Sounds Ave / B: 58.05 / L: 6.03 & 7.01

- Memorialize Resolution #2016-11-02, with modifications. Mr. McGinn makes motion, Mr. Morrissey seconds, roll call those eligible to vote - all *ayes* 3 in favor / *none* opposed

RES #2016-11-03 - Tim McGrail @ 5509 Landis Ave / B: 55.02 / L: 1517

- Memorialize Resolution #2016-11-03, with a correction. Mr. McGinn makes motion, Mr. Morrissey seconds, roll call those eligible to vote - all *ayes* 3 in favor / *none* opposed

RES #2017-01-02 - James A. ARENA @ 119-87th St / B: 87.02 / L: 19.02, 20 & 21

- Memorialize Resolution #2017-01-02 with corrections. Mr. Organ makes motion, Mr. McGinn seconds, roll call those eligible to vote - all *ayes* 5 in favor / *none* opposed

RES #2017-01-03 - Sea Isle Smiles, LLC (c/o James & Joan McIntyre) @ 238 W. 80th St / B: 80.04 / L: 278

- Memorialize Resolution #2017-01-03 with modifications. Mr. Organ makes motion, Mr. Morrissey seconds, roll call those eligible to vote - all *ayes* 4 in favor / *none* opposed

~**Meeting Minutes to Adopt:**

- Minutes of Tuesday, January 3, 2017 Zoning Board Meeting. Mrs. Elko makes motion, Mr. Organ seconds, roll call of those eligible to vote - all *ayes* 5 in favor / *none* opposed

~With no further business

- Mr. Organ makes motion, second by Mr. McGinn, with all in favor to adjourn

Meeting Adjourned

Respectfully submitted,



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