

SEA ISLE CITY  
**ZONING BOARD OF ADJUSTMENT**  
**AGENDA**

*Regular Meeting, Monday, March 6<sup>th</sup>, 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**

**APPLICANT: Robert MOONEY (Variance Application)**

7613 Pleasure Avenue / Block: 76.01 / Lot(s): 517 / Zone: R-2

Proposed: 30" encroachment of entry stairs due to field adjustment resulting in additional steps

Requesting: variance relief of encroaching entry stairs in rear yard setback

**5. Resolutions**

Resolution #2017-02-01 - Zoning Board Re-Organization for 2017 Calendar Year

Resolution #2017-02-02 - Angela D. DALRYMPLE

'Preliminary/Final Site, Hardship/Flex C & D Variance Application'

4112 Pleasure Avenue / Block 41.02 / Lot(s) 11.03 / Zone C-1

**6. Meeting Minutes** - February 6, 2017 Regular Meeting

**7. Adjourn**

**\*Please note - changes are possible\***

# **SEA ISLE CITY ZONING BOARD OF ADJUSTMENT**

## **Minutes of Regular Meeting Monday, March 6, 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, Mrs. Elko, Mrs. Urbaczewski, Mr. Pasceri

*Absent:* Mr. Feola, Mr. McGinn, Mr. Morrissey Mr. Organ, Mr. Laidlaw

*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:** *Mooney & Mashura @ 7613 Pleasure Avenue; Block 76.01; Lot(s) 517; Zone R-2.*  
*PROPOSED: Entry stairs encroachment into rear yard setback.*

**Professional:** Richard Mashura – Builder from Ocean View, NJ explains reason for encroachment and provides details pertaining to the structure, layout, construction, architectural design and the applicant's safety concerns.

**Witness(es):** Robert Mooney – Applicant at Pleasure Avenue provided supporting testimony pertaining to a larger landing due to safety concerns especially for his Mother

**Exhibits:** none

**Board Comment:** commends them on the way this situation has been addressed

**Public Comment:** none

- To approve variance items as listed 1)per revised plan -rear yard setback where 17.7' is proposed & 20' is required for a 2.3' Variance, 2)encroachment into rear yard, 3)existing non-conforming minimum lot area of 4,598 S/F & 5,000 S/F is required for a 402 S/F Variance; Mrs. Urbaczewski makes motion, Mrs. Elko seconds, roll call - *aye* all 4 in favor / none opposed

### **~Resolutions:**

**RES #2017-02-01 - Zoning Board of Adjustment Re-Organization for Calendar Year 2017**

- Memorialize Resolution #2017-01-02. Mrs. Urbaczewski makes motion, Mrs. Elko seconds, roll call of those eligible to vote - all *ayes* 2 in favor / *none* opposed

**RES #2017-02-02 - Angela D. Dalrymple @ 4112 Pleasure Avenue/ B: 41.02/ L: 11.03**

- Memorialize Resolution #2017-02-02. Mrs. Urbaczewski makes motion, Mrs. Elko seconds, roll call of those eligible to vote - all *ayes* 2 in favor / *none* opposed

### **~Meeting Minutes to Adopt:**

- **Minutes of Monday, February 6, 2017 Zoning Board Meeting.** Mrs. Urbaczewski makes motion, Mrs. Elko seconds, roll call of those eligible to vote - all *ayes* 2 in favor / *none* opposed

~With no further business

➤ Mrs. Urbaczewski makes motion with all in favor to adjourn

**Meeting Adjourned**

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Genell M. Ferrilli". The signature is written in a cursive, flowing style with a prominent initial "G".

Genell M. Ferrilli

Zoning Board Clerk

City of Sea Isle City Zoning Board