

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
AGENDA

Regular Meeting, Monday, April 3rd, 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: RBGB, LLC (Variance Application)

[c/o Principals William R Bucknam & Jenifer T. Vanosten-Bucknam]

134 – 42nd Street / Block: 42.03 / Lot(s): 16.01 / Zone R-2

Proposed: construct ground level deck / walkway adjacent to structure

Requesting: variance relief of addition/alteration to pre-existing non-conforming lot & structure, whereas pre-existing conditions include: lot size & frontage, front & side yard setback, lot coverage, parking & any other relief deemed necessary

APPLICANT: AMALIA ENTERPRISES, INC. (Variance Application)

[c/o Louis Feola & Rosemary Feola - 50% Shareholders]

6513 Landis Avenue / Block: 65.02 / Lot(s): 1.01 & 21.01 / Zone: R-2

Proposed: remove existing non-conforming duplex structure and replace with a new conforming duplex residence structure on a buildable substandard lot

Requesting: variance relief to construct replacement duplex on buildable substandard lot

5. Resolutions

Resolution #2017-03-01 - Robert (& Heather) MOONEY 'Variance Application'
7613 Pleasure Avenue / Block 76.01 / Lot 517

6. Meeting Minutes - March 6, 2017 Regular Meeting

7. Adjourn

Please note - changes are possible

**SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT**

**Minutes of Regular Meeting
Monday, April 3, 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, Mr. Morrissey, Mr. Organ, Mrs. Elko, Mrs. Urbaczewski, Mr. Pasceri

Absent: 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: RBGB, LLC @ 134 -42nd Street; Block 42.03; Lot(s) 16.01; Zone R-2.

PROPOSED: to construct ground level deck/walkway adjacent to structure.

Professional: Donald A. Wilkinson, Esq. of Josephson Wilkinson & Gilman P.A. summarizes property conditions and explains the reason for coming before the board regarding the ground level decking being constructed

Witness(es): Jenifer VanOsten-Bucknam – Applicant/Owner testifies to muddy ground that never gets hard as the reason for decking, in lieu of concrete walks, for impervious coverage purposes

Exhibits: Photographs of work explained by applicant and labeled accordingly by Board Solicitor

Board Comment: clarification on side yard decks, fencing, landscaping being met, & if reviewed by fire marshall

Public Comment: Jeanne Kane-Jezalik @ 132-42nd St speaks in support of project; Walt Forrest @ 132-42nd St speaks in favor and comments on the improvement it made; Theresa VanOsten @ 120-51st St West (Mother of applicant) speaks in support of project as an improvement and how much safer it is for her walking with a cane.

- To approve variance items as listed 1)buildable lot, 2)building on non-buildable lot, 3)min. lot area, 4) min. front yard setback, 6)aggregate side yard setback, 7)principal building lot coverage, and 8)number of parking spaces: Mr. McGinn makes motion, Mrs. Urbaczewski seconds; roll call - *aye* all 7 in favor / none opposed
- To approve variance item # 5 (taken in 3 parts) 5-1)patio, terrace & deck in side yard: Mrs. Urbaczewski makes motion, Mr. McGinn seconds; 5-2)min. side yard setback East Side: Mrs. Urbaczewski makes motion, Mr. McGinn seconds; 5-3)min. side yard setback West Side: Mrs. Urbaczewski makes motion, Mr. McGinn seconds; roll call on each was - *aye* all 7 in favor / none opposed

2) APPLICANT: AMALIA ENTERPRISES, INC. @ 6513 Landis Avenue; Block 65.02; Lot(s) 1.01 & 21.01; Zone R-2.

PROPOSED: to demolish existing one story and construct new duplex structure on buildable sub-standard lot restricted to single family dwelling

Professional: Donald A. Wilkinson, Esq. of Josephson Wilkinson & Gilman P.A. provides brief summary of what exists and what is being proposed for this project that brings the applicant before the board

Witness(es): Louis Feola -Applicant/Sharehold/Owner testifies to what an improvement the proposed will be

Exhibits: none

Board Comment: parking spaces are addressed, noted all codes will be met, and existing utilities will be used if able

Public Comment: Leona Moore @ 6505 Landis Ave South speaks in favor of any improvement to what is there, concern over asbestos and questions about height of fencing; Robert Miller @ 21-65th St to express concern and share complaints over parking problems; Edwin McFadden @ 118-66th St just to elaborate on issues with parking.

- To approve Use Limitation Variance where single family dwelling on buildable sub-standard lot is permitted & constructing New Duplex Structure is proposed: Mr. McGinn makes motion, Mr. Morrissey seconds; roll call - *aye* all 7 in favor / none opposed
- To approve Variance for minimum lot area where 5,000 S/F is required and 4,840 S/F is proposed: Mr. Organ makes motion, Mr. Brangenberg seconds; roll call - *aye* all 7 in favor / none opposed

~Resolutions:

RES #2017-03-01 - Robert Mooney @ 7613 Pleasure Avenue/ B: 76.01/ L: 517

- Memorialize Resolution #2017-03-01. Mrs. Urbaczewski makes motion, Mr. Brangenberg seconds, roll call of those eligible to vote - all *ayes* 4 in favor / *none* opposed

~Meeting Minutes to Adopt:

- Minutes of Monday, March 6, 2017 Zoning Board Meeting. Mrs. Urbaczewski makes motion, Mrs. Elko 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. Morrissey, with all in favor to adjourn

Meeting Adjourned

Respectfully submitted,



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