

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

*Regular Meeting, Monday, May 1<sup>st</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: Thomas M. & Lisa SANTILLI (Variance Application)**

8705 Pleasure Avenue / Block: 88.01 / Lot(s): 9 & 10 / Zone R-2

Proposed: construct in-ground pool as accessory structure

Requesting: variance relief for accessory rear & side yard, and accessory yard to main structure & fence height

**APPLICANT: James J. COLLINS, Jr. [trustee] (Variance Application)**

10 – 47<sup>th</sup> Street / Block: 47.01 / Lot(s): 14 / Zone: R-2

Proposed: construct in-ground pool as accessory structure

Requesting: variance relief for accessory rear yard and accessory yard to main building

**5. Resolutions**

Resolution #2017-04-01 - RBGB, LLC 'Variance Application'

(William R. & Jenifer T. VanOsten Bucknam) @ 134-42<sup>nd</sup> Street / Block 42.03 / Lot 16.01

Resolution #2017-04-02 - AMALIA ENTERPRISES, INC. 'Variance Application'

(Louis Feola & Rose Mary Feola) @ 6513 Landis Avenue / Block 65.02 / Lot 1.01 & 21.01

**6. Meeting Minutes - April 3, 2017 Regular Meeting**

**7. Adjourn**

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

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

## **Minutes of Regular Meeting Monday, May 1<sup>st</sup>, 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. Brangenberg, Mr. Feola, Mr. McGinn, Mr. Morrissey, Mr. Laidlaw, Mrs. Urbaczewski

**Absent:** Mr. Organ, Mrs. Elko, 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) APPLICANT:** Thomas & Lisa SANTILLI @ 8705 Pleasure Avenue; Block 88.01; Lot(s) 9 & 10; Zone R-2.

**PROPOSED:** to construct an in-ground pool as accessory structure

**Professionals:** 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; Carmen J. LaRosa, R.A. (Architect) offers architectural design and pavers, codes and safety details

**Witness(es):** Thomas & Lisa Santilli (Applicants) offer testimony

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

**Board Comment:** why a pool was not included with the original construction of the house right now

**Public Comment:** Christopher Cosgrove of 18-87<sup>th</sup> St 2<sup>nd</sup> flr and Ellen Cosgrove both speak in opposition believing it to be a safety hazard and express concern with fence height; Charles Incuado of 18-87<sup>th</sup> St 1<sup>st</sup> flr to also express concern and ask board to deny it; Mary Alice Calhoun of 15-48<sup>th</sup> St West to stress not seeing any need for a pool nor granting variances for one to begin with no obvious health issues or hardship

- To approve variance #1 min. lot area where 5,000 S/F is required & 4,000 S/F is existing for a 1,000 S/F variance: Mr. Brangenberg makes motion, Mr. McGinn seconds; roll call - aye all 6 in favor / none opposed
- To approve variance #8 setback of accessory structure (pool) to curb line of front street (87<sup>th</sup>) where 60 ft. is required & 30.5 ft. is proposed for a 29.5 ft. variance: Mr. Morrissey makes motion, Mr. Feola seconds; roll call - aye all 6 in favor / none opposed
- To approve variance #2 min. rear yard accessory use pool patio where 5 ft. is require & 0 ft. is proposed for a 5 ft. variance: Mr. McGinn makes motion, Mr. Brangenberg seconds; roll call - aye all 6 in favor / none opposed
- To approve variance #3 patio (Pavers) in side yard which is not permitted & pool patio in 5 ft. side yard is proposed for a patio in side yard variance: Mr. Morrissey makes motion, Mr. Brangenberg seconds; roll call - aye all 6 in favor / none opposed
- To approve variance #6 setback from accessory structure (pool) to rear lot line where 5 ft. is required & 3 ft. is proposed for 2 ft. variance: Mr. Brangenberg makes motion, Mr. Feola seconds; roll call - aye all 5 in favor / nay 1 opposed
- To approve variance of side yard setback for pool where 5 ft. is required & 3 ft. is proposed: Mr. McGinn makes motion, Mr. Morrissey seconds; roll call - aye all 5 in favor / nay 1 opposed

2) APPLICANT: James J. COLLINS, Jr. @ 10 -47<sup>th</sup> Street; Block 47.01; Lot(s) 14; Zone R-2.

PROPOSED: to construct an in-ground pool as accessory structure

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; Carmen J. LaRosa, RA (Architect) provides details regarding several changes being made

Witness(es): Rich Mashura (Builder) responds to several public comments made

Exhibits: none

Board Comment: express issues regarding pavers around pool; address fence & fence height that coincide with the safety concerns of having a pool right next to the promenade

Public Comment: Mary Alice Calhoun of 15-48<sup>th</sup> St West to express major concerns over the construction of the house and which side is actually considered the front in addition to the safety concerns and other issues with a pool; Tom Schad of 9-47<sup>th</sup> St to express major issues with safety especially with kids that run thru dunes

- To approve min. rear yard setback & setback from accessory structure to main building, and based on including conditions for gutters & downspouts, landscaping, self-latching/locking gates, fence height on east side of property along promenade: Mr. McGinn makes motion, Mr. Morrissey seconds; roll call - aye all 5 in favor / none opposed

**~Resolutions:**

RES #2017-04-01 - RBGB, LLC (Bucknam) @ 134 -42<sup>nd</sup> Street / B: 42.03/ L: 16.01

- Memorialize Resolution #2017-04-01. Mr. Morrissey makes motion, Mr. Brangenberg seconds, roll call of those eligible to vote - all ayes 4 in favor / none opposed

RES #2017-04-02 - Amalia Enterprises, Inc. @ 6513 Landis Avenue / B: 65.02/ L: 1.01 & 21.01

- Memorialize Resolution #2017-04-02. Mr. Brangenberg makes motion, Mr. McGinn seconds, roll call of those eligible to vote - all ayes 4 in favor / none opposed

**~Meeting Minutes to Adopt:**

- Minutes of Monday, May 1, 2017 Zoning Board Meeting. Mr. McGinn makes motion, Mr. Brangenberg seconds, roll call of those eligible to vote - all ayes 4 in favor / none opposed

**~With no further business**

- Mr. Brangenberg makes motion, second by Mr. Laidlaw, with all in favor to adjourn

**Meeting Adjourned**

Respectfully submitted,



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