

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
AGENDA

Regular Meeting, Monday, August 7th, 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
_____ Patricia Urbaczewski, Vice Chair
_____ Gerard Brangenberg
_____ Louis Feola, Jr.

_____ William McGinn
_____ Joseph Morrissey
_____ Daniel Organ
_____ Jacqueline Elko, Alt I
_____ Scott Laidlaw, Alt II

4. New Business

◆ **APPLICANT: Michael BARRY & Patricia BARTLETT (Variance Application) CONTINUED from JUNE**

9 – 49th Street / Block: 48.01 / Lot(s): 6.03 & 7.01 / Zone R-2

Proposed: demolish existing duplex to construct a new Single Family Structure

Requesting: variance relief for lot area, lot frontage, setbacks and coverage, parking, driveways and waivers.

◆ **APPLICANT: BYRNE, Neil & Ellen/BAKER, Dennis & Noreen/BYRNE, Patrick & Stephanie (Variance App)**

379 – 43rd Place / Block: 42.05 / Lot(s): 34 & 35 / Zone: C-3

Proposed: raise structure, including addition and renovations

Requesting: variance relief for 'D' variance to continue as pre-existing non-conforming use, setbacks, frontage, height, lot coverage, and site plan review waivers.

◆ **APPLICANT: 4422 VENICEAN ROAD CONDOMINIUM ASSOCIATION (Variance Application)**

4422 Venician Road / Block: 44.05 / Lot(s): 120.01 & 120.02 / Zone: R-2a

Proposed: raise existing structure to construct garage for each duplex unit

Requesting: variance relief for the max. height and min. front yard setback to window bay which is pre-existing and will not change.

5. Meeting Minutes - June 5, 2017 Regular Meeting

6. Adjourn

Please note - changes are possible

**SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT**

**Minutes of Regular Meeting
Monday, August 7th, 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. Organ, Mrs. Elko, Mr. Laidlaw, Mr. Pasceri

Absent: Mr. Morrissey, Mrs. Urbaczewski

Professional's of the Board: Mr. Ron Galzunes, Esq., delegate for Zoning Board Solicitor Mr. Hillegass and Mr. Christopher Eaton representative from Maser Consulting for Municipal & Board Engineer Andrew Previti.

~NEW/CONTINUED BUSINESS:

1) APPLICANT: Michael BARRY & Patricia BARTLETT @ 9 -49th Street; Block 48.01; Lot(s) 6.03 & 7.01; Zone R-2. **PROPOSED:** to demolish existing duplex and construct a new single family structure

Professionals: Jeffrey Barnes, Esq. of Barnes Law Group summarizes what is proposed, existing and reviews what was discussed before the board at the June Meeting; Vince Orlando, P.E. (Engineer) provides details pertaining to the lot and impact on the neighborhood; Blane Steinman, R.A. (Architect) provides input on architectural design and layout as necessary

Witness(es): Michael Barry (applicant) offers brief comment on changes suggested during testimony

Exhibits: A1 – photograph of ocean view of neighbor's front porch as exists at present; A2 – chart

Board Comment: several suggestions discussed to possibly accommodate a distraught neighbor in some way; questioning of hardship as far as some of the variances being sought

Public Comment: John Carnevali of 14-48th St –Unit C believes it will be a good change but feels like the property is being made to fit the house not the house to fit the property; Russell Franceschini of 15-49th St- to speak in opposition because the impact on his view and property value are being taken away and parking situation is going to become a major problem plus many other issues; Sandy Martini of 10-48th St south to note she did not receive a notice and express concern about safety of the ramp; Dustin Laricks – 4720 Park Rd in favor expressing what an improvement it will be vs. what could have been

- To approve a 'D' Variance or density variance under special reasons based on floor area ratio permitted at 85% where the existing is 110.8% and the proposed is 92.9% for a 7.9% Variance: Mr. McGinn makes motion, Mr. Organ seconds; roll call - *aye* all 7 in favor / none opposed
- To approve variance chart items 1 thru 5 pre-existing non-conforming conditions: Mr. Laidlaw makes motion, Mr. Feola seconds; roll call - *aye* all 7 in favor / none opposed
- To approve min. rear yard setback where 20' is required and 9'3" to the building and 6'3" to the elevated A/C units is being proposed: Mr. Feola makes motion, Mr. McGinn seconds; roll call - *aye* all 7 in favor / none opposed
- To approve minimum side yard setback where 5' is required & 2'8" is proposed and an aggregate side yard setback of 15' is required & 10' is proposed for a total variance of 7'4" between the two combine: Mr. McGinn makes motion, Mr. Organ seconds; roll call - *aye* all 7 in favor / none opposed
- To approve maximum lot coverage where 35% is permitted and 42.50% is proposed for a 7.5% variance: Mr. Laidlaw makes motion, Mr. McGinn seconds; roll call - *aye* all 7 in favor / none opposed

- To approve the accessory structure 'Garage' side yard & rear yard, if parking spaces are provided, where 5' is required and zero is proposed at the side yard for a variance of 5' & 3'7" is proposed at the rear yard for a 1'5" variance: Mr. Brangenberg makes motion, Mr. Feola seconds; roll call - aye all 7 in favor / none opposed

2) APPLICANT: BYRNE, BAKER, BYRNE @ 379 – 43rd Street; Block 42.05; Lot(s) 34 & 35; Zone C-3.
PROPOSED: to raise structure including addition and renovations

Professionals: Ellen Nicholas Byrne, Esq. provides reason for coming before the board with details in regards to the repetitive flooding problems and what is being proposed to become compliant and more appealing; Carmen LaRosa, Architect & Planner provides details and criteria necessary to justify the applicant's requests.

Witness(es): none

Exhibits: A1 – revised schematic to show additional space for parking under structure; A2 – condo survey to show area of sidewalk and depressed curb in front of structure

Board Comment: pertains to landscaping and parking

Public Comment: none

- To approve Use where commercial use & mixed non-residential and residential use is permitted and a three family residential dwelling is proposed: Mr. Laidlaw makes motion, Mr. McGinn seconds; roll call - aye all 7 in favor / none opposed
- To approve on-site and street trees (under the C2 criteria): Mr. McGinn makes motion, Mr. Feola seconds; roll call - aye all 7 in favor / none opposed

3) APPLICANT: 4422 VENICEAN ROAD CONDOMINIUM @ 4422 Venician Road; Block 45.05; Lot(s) 119.02, 120.01, 120.02 & 120.03; Zone R-2A, to be continued to next meeting with no further notice required.

~Meeting Minutes to Adopt:

- Minutes of Monday, June 5, 2017 Zoning Board Meeting. Mr. McGinn makes motion, Mr. Feola seconds, roll call of those eligible to vote - all ayes 3 in favor / none opposed

~With no further business

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

Meeting Adjourned

Respectfully submitted,



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