

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

*Regular Meeting, Tuesday, September 5<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	_____ William McGinn
_____ Patricia Urbaczewski, Vice Chair	_____ Joseph Morrissey
_____ Gerard Brangenberg	_____ Daniel Organ
_____ Louis Feola, Jr.	_____ Jacqueline Elko, Alt I
	_____ Scott Laidlaw, Alt II

**4. New Business**

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

4422 Venicean 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.

◆ **APPLICANT: Walter C. & Silvana BELL (Variance Application – FINAL Approval)**

209 – 93<sup>rd</sup> Street / Block: 93.03 / Lot(s): 29 & 30 / Zone R-2

Proposed: house raise, addition, and renovations of existing structure

Requesting: Final Approvals on preliminary approvals granted per Resolution 2015-04-02 on variance relief for undersized buildable lot, front and rear and side yard setbacks, lot coverage and any other relief deemed necessary.

◆ **APPLICANT: Blaise MENZONI (Variance Application)**

330 – 43<sup>rd</sup> Place / Block: 42.06 / Lot(s): 10 & 11.01 / Zone: C-3

Proposed: construct replacement single family residence

Requesting: variance relief for use or principal structure not permitted in zoning district

◆ **APPLICANT: Joseph A. LaROSA, Jr. (Variance Application)**

206 – 43<sup>rd</sup> Street / Block: 43.04 / Lot(s): 29.02, 30.02, 31.02 & 32.02 / Zone: R-2

Proposed: Addition to second floor of garage apartment building

Requesting: variance relief for expansion of non-conforming building and use

**5. Resolutions**

**Resolution #2017-08-01 - Michael BARRY & Patricia BARTLETT**

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

**Resolution #2017-08-02 - BYRNE, Neil & Ellen/BAKER, Dennis & Noreen/BYRNE, Patrick & Stephanie**

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

**6. Meeting Minutes** - August 7, 2017 Regular Meeting

**7. Adjourn**

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

**SEA ISLE CITY  
ZONING BOARD OF ADJUSTMENT**

**Minutes of Regular Meeting  
Tuesday, September 5<sup>th</sup>, 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. Morrissey, Mrs. Urbaczewski, Mr. Pasceri

**Absent:** Mr. McGinn, Mr. Organ, Mrs. Elko, 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:** 4422 VENICEAN ROAD CONDOMINIUM ASSOCIATION c/o Barnes Law Group @ 4422 Venicean Road; Block 45.05; Lot(s) 119.02, 120.01 & 120.02; Zone R-2a.

*PROPOSED: raise existing duplex structure in order to construct garage area beneath living area*

**Professionals:** Jeffrey Barnes, Esq. of Barnes Law Group summarizes the pre-existing conditions and height variance being sought; Blane Steinman, R.A. (Architect) provides detailed testimony with specific attention to off street parking, flood elevation, rear double doors, and a crawl space amongst other details.

**Witness(es):** Brian Bennis (applicant) offers added details and comments to architect testimony

**Exhibits:** none

**Board Comment:** Height, rear doors, and several conditions are discussed

**Public Comment:** none

- To approve the building height where 32 feet is permitted and 32 ft. – 8 in. is proposed for a Variance of 8 inches: Mr. Feola makes motion, Mr. Morrissey seconds; roll call – *aye* 4 in favor / *nay* 1 opposed
- To approve front yard setback where 15 feet is required and 14 ft. – 5 in. to the window bay is proposed for a Variance of 7 inches: Mr. Morrissey makes motion, Mrs. Urbaczewski seconds; roll call - *aye* all 5 in favor / none opposed

**2) APPLICANT:** WALTER & SILVANA BELL @ 209 – 93<sup>rd</sup> Street; Block 93.03; Lot(s) 29 & 30; Zone R-2.

*PROPOSED: Final approval to preliminary minor site plan approval and variance relief to raise structure including addition and renovations Granted per Resolution #2015-04-02*

**Professionals:** Donald Wilkinson, Esq. provides brief summary of entire application, previous approvals granted and final approvals being sought; Carmen LaRosa, Architect & Planner provides details regarding revised plans submitted and preliminary resolution conditions which were addressed and satisfied

**Witness(es):** none

**Exhibits:** none

**Board Comment:** none

**Public Comment:** none

- To GRANT Final Approval on previously granted Resolution #2015-04-02 Preliminary Approval of Minor Site Plan and Variance Relief Approval: Mr. Brangenberg makes motion, Mr. Feola seconds; roll call - *aye* all 5 in favor / none opposed

3) APPLICANT: BLAISE MENZONI @ 330 – 43<sup>rd</sup> Place; Block 42.06; Lot(s) 10 & 11.01; Zone C-3.  
*PROPOSED: remove single family and construct a replacement single family dwelling*

Professionals: Donald Wilkinson, Esq. provides an overall summary of what is being proposed and the variances the applicant may need; Carmen LaRosa, Architect & Planner provides details on the project and addresses comments from the Board Engineer on variances sought.

Witness(es): none

Exhibits: none

Board Comment: setbacks, zoning, bulkhead and house size are discussed

Public Comment: none

➤ To approve Use Variance for a single family residence in a C-3 District: Mr. Brangenberg makes motion, Mr. Morrissey seconds; roll call - *aye* all 5 in favor / none opposed

4) APPLICANT: Joseph A. LaRosa, Jr. @ 206-43<sup>rd</sup> Street; Block 43.04; Lot 11.03 was requested for and thereby voted on by Board for a continuance to the October, 2017 meeting with no further notice required.

➤ To grant continuance with no further notice required: Mr. Feola makes motion, Mrs. Urbaczewski seconds; roll call - *aye* all 5 in favor / none opposed

~Resolutions:

RES #2017-08-01 - BARRY / BARTLETT

(Michael Barry/Patricia Bartlett) @ 9 – 49<sup>th</sup> Street / B: 48.01/ L: 6.03 & 7.01

➤ Memorialize Resolution #2017-08-01. Mr. Brangenberg makes motion, Mr. Laidlaw seconds, roll call of those eligible to vote - all *ayes* 4 in favor / *none* opposed.

RES #2017-08-02 - BYRNE / BAKER / BYRNE

(Neil & Ellen Byrne, Dennis & Noreen Baker, Patrick & Stephanie Byrne ) @ 379 –43<sup>rd</sup> Place / B: 42.05/ L: 34 & 35

➤ Memorialize Resolution #2017-08-02. Mr. Laidlaw makes motion, Mr. McGinn seconds, roll call of those eligible to vote - all *ayes* 3 in favor / *none* opposed

~Meeting Minutes to Adopt:

➤ Minutes of Monday, August 7<sup>th</sup>, 2017 Zoning Board Meeting. Mr. Brangenberg makes motion, Mr. Feola 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. Pasceri, with all in favor to adjourn

Meeting Adjourned

Respectfully submitted,



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