

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

*Regular Meeting, Tuesday, January 2<sup>nd</sup>, 2018 @ 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	_____	Louis Feola, Jr.
_____	Patricia Urbaczewski, Vice Chair	_____	William McGinn
_____	Gerard Brangenberg	_____	Daniel Organ
_____	Jacqueline Elko	_____	William J. Keller, Alt I
		_____	Patrick Roberts, Alt II

**4. Returning Business**

**APPLICANT: 129 38<sup>th</sup> Street LLC ( Flex 'C' & 'D' Use Variance Application)**

129 – 38<sup>th</sup> Street / Block: 37.03 / Lot(s): 7.01 / Zone: R-2

Proposed: to demolish existing triplex structure and construct a new proposed triplex structure

Requesting: variance relief of pre-existing non-conforming use not permitted in zone & waiver from site plan review

**5. New Business**

◆ **ZONING BOARD RE-ORGANIZATION FOR CALENDAR YEAR OF 2018**

◆ **APPLICANT: Sean M. & Amy E. KANE (Hardship/Bulk, Flex 'C' & 'D' Use Variance Application)**

8407 Sounds Avenue / Block: 85.04 / Lot(s): 26.01 / Zone: C-3

Proposed: to replace existing duplex with a new single family residence

Requesting: variance relief for residential in commercial zone and landscaping relief

◆ **APPLICANT: Chris & Margaret SWANSON & 102 57<sup>th</sup> Street Condominium Association (Hardship/Bulk & Flex 'C' Variance Application)**

102 – 57<sup>th</sup> Street / Block: 57.03 / Lot(s): 1360 & 1359.02 / Zone: R-2

Proposed: to install an in-ground pool

Requesting: variance relief for accessory structure rear yard setbacks from rear and side lot lines

◆ **APPLICANT: Edward & Jackie FITZPATRICK (Hardship/Bulk & Flex 'C' Variance Application)**

216 -91<sup>st</sup> Street / Block: 92.03 / Lot(s): 52 & 53 / Zone: R-2

Proposed: to demolish existing triplex and construct a new single family structure

Requesting: variance relief for all pre-existing non-conforming conditions consisting of Use, setbacks, lot coverage, FAR, and parking

**6. Resolutions**

**Resolution #2017-12-01 –Joseph A. LaROSA, Jr.**

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

**Resolution #2017-12-02 –Frank E. & Shari S. TROCK**

225 – 88<sup>th</sup> Street / Block: 88.03 / Lot(s): 1.02 / Zone: C-3

**Resolution #2017-12-03 –Joan M. KELLETT**

15 – 84<sup>th</sup> Street / Block: 83.01 / Lot(s): 22.01 & 22.02 / Zone R-2

**Resolution #2017-12-04 –26 – 37<sup>th</sup> STREET, LLC.**

26 – 37<sup>th</sup> Street / Block: 37.02 / Lot(s): 10 / Zone: C-1

**7. Meeting Minutes** - December 4, 2017 Regular Meeting

**8. Adjourn**

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

**SEA ISLE CITY  
ZONING BOARD OF ADJUSTMENT**

**Minutes of Regular Meeting  
Tuesday, January 2<sup>nd</sup>, 2018 @ 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:** Mrs. Elko, Mr. Feola, Mr. McGinn, Mr. Organ, Mr. Keller, Mr. Roberts, Mrs. Urbaczewski, Mr. Pasceri

**Absent:** Mr. Brangenberg,

**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.

**~RETURNING/ NEW BUSINESS:**

Board Attorney notes for the record with revisions made following last meeting this application will start fresh and be re-presented, therefore allowing all present board members (except one with conflict who stepped down) to vote and open floor time for the public to speak and ask questions.

**1) APPLICANT:** 129 38<sup>th</sup> STREET, LLC @ 129-38<sup>th</sup> Street; Block 37.03; Lot(s) 7.01; Zone R-2.

**PROPOSED:** to demolish the existing structure and construct a new three family, triplex structure on the parcel where the units are proposed to be separated and would only be connected at the roof line.

**Professionals:** Ronald Gelzunas, LLC, Esq., provides brief summary, introductions and revisions proposed having downsized project before opening floor to other professionals; James McAfee, R.A. (Architect) offers supporting details regarding reduction of floor area ratio, and changes to layout and other visual and architectural features. John Halbruner, P.E. provides testimony regarding zoning, non-conformities, elevation, current poor conditions, in addition to the affiliation with the Master Plan Land Use Map, use, lot size, density, and variances sought.

**Witness(es):** Jim Burger (Applicant) provides additional testimony to issues addressed and items discussed

**Exhibits:** Exhibit A1-Rendering; Exhibit A2-Alternate Driveway Configuration for one additional parking space on street; Exhibit A3-Map 1 'Existing Land Use' of Master Plan; Exhibit A4-enlarged section of exhibit A3; Exhibit A5- Density Comparison exhibit; Exhibit A6-Lot Width Comparison exhibit; Exhibit A7-Comparative exhibit drg. GZ901; Exhibit A8-pg. of 4 photographs showing 3 wide duplex structures and a triplex structure

**Board Comment:** Read into to record - Letter from Fire Chief revised 12/28/17 with note accepting project based on a fire suppression system and non-vinyl siding having been agreed to as conditions of approval; DPW Memo dated 12/27/17 with note to accept project based on curbside trash collection. Brief discussion regarding property use right now if something was done on it as is and comments reflecting mixed feelings across the board as to whether this project is acceptable or not

**Public Comment:** Russell Corson @ 117-38<sup>th</sup> St express opposition and comment on size of lot and the use of scare tactics about how big they can build anyway and is questioned about his personal use of the lot; Dave Fastig @ 124-38<sup>th</sup> St is opposed and says units will be to close just like in Ocean City; Linda Lamb @ 134-38<sup>th</sup> St to question height of entire garage, number of bedrooms, bonus room, confirmation of rental through Remax and where the undue hardship is; Eileen Rose @ 143-38<sup>th</sup> St expressing opposition and questions why it can't be 2 singles instead of a bunched together triplex to keep it community oriented; Patrick Dunleavy @ 114-38<sup>th</sup> St- condo 1 questions that it is still a triplex but only reduced not really changed and against all the building that goes on to begin with that this will just add too; Susan Kelly @ 114-38<sup>th</sup> St- unit #1 has been here since 1989, is opposed and says this will

only add to the major parking problems that already exist; Chip French @ 115-38<sup>th</sup> St- unit C is opposed and sees problems with the neighbors opposition, turning away a realtor due to conflict, and if approved will do nothing but create other problems not only for the neighborhood but the entire community; Fred Casper @ 137 East 38<sup>th</sup> St just to express opposition and being in complete agreement with the comments everyone else made; Andy Ferrilli @ 344-38<sup>th</sup> St East is opposed and expresses several technical and construction issues that should be clarified and taken into consideration like the extra non-usable parking space, extra living room or bedroom with a bathroom, and the fire protection system in the common area known as the roof and how the responsibility for it will be determined; Alison Phillips @ 9-45<sup>th</sup> St to speak against and question the meters to the units and how the water/sewer and existing flooding issues it will add too will be handled.

- To approve applicant request for Use Variance in R-2 Zone where a Single Family or Two Family is permitted and a Three Family (triplex) is being proposed. Mr. Organ makes motion, Mrs. Elko seconds; roll call - aye 4 in favor / nay 3 opposed

~**Announcement:** Due to lack of time other three (3) applications on Agenda will be continued to next meeting in February with no further notice required which are:

Sean & Amy KANE - 8407 Sounds Avenue  
Chris & Margaret SWANSON - 102 -57<sup>th</sup> Street (Condo Association)  
Edward & Jackie FITZPATRICK - 216 -91<sup>st</sup> Street

~**Re-Organization:**

Calendar Year 2018 Meeting Schedule is only item reviewed with all other re-organization items to be addressed at next meeting in February.

- Calendar Year 2018 Zoning Board Meeting Schedule approved. Mr. McGinn makes motion, Mr. Organ seconds, roll call of those eligible to vote - all ayes 8 in favor / none opposed

~**Meeting Minutes to Adopt:**

- Minutes of Monday, December 4<sup>th</sup>, 2017 Zoning Board Meeting. Mr. McGinn makes motion, Mr. Organ seconds, roll call of those eligible to vote - all ayes 7 in favor / none opposed

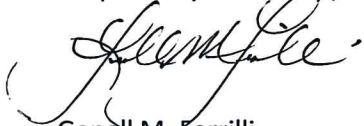
~**Resolutions:** will be done at next meeting

~With no further business

- Mrs. Elko makes motion, second by Mr. Keller, with all in favor to adjourn

**Meeting Adjourned**

Respectfully submitted,



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