

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
AGENDA

Regular Meeting, Monday, November 5, 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. New Business

◆ **APPLICANT: Laurie VanMETRE & Mark BEAVER and Anthony & Alice COSTELLO**

(Hardship / Bulk Variance and Flex 'C' Variance)

9111 – 9113 Pleasure Avenue / Block 92.01 / Lot(s) 1 & 2 / Zone R-2

Proposed: to construct new upgraded/updated duplex destroyed by fire

Requesting: variance relief of pre-existing min. lot area for two-family dwelling, pre-existing frontage, width & depth of property; As well as variances for min. front yard setback from beach frontage and 92nd St, min. rear yard setback from Pleasure Ave & use limitation for two family on lot less than 5,000 s/f

5. Meeting Minutes - Minutes of October 1, 2018 Regular Meeting

6. Resolutions - N/A

7. Adjourn

Please note - changes are possible

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
Minutes of Regular Meeting
Monday, November 5th, 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, Mrs. Urbaczewski, Mr. Pasceri & Mr. Keller (arrived late)

Absent: Mr. Brangenberg, Mr. Roberts (due to conflict)

Professional's of the Board: Mr. Christopher Gillin-Schwartz, Esq., of Barry Corrado & Grassi, Zoning Board Solicitor and Mr. Andrew A. Previti, P.E. of Maser Consulting, Municipal & Board Engineer.

~**New Business:**

1) APPLICANT: Laurie VanMetre, Mark Beaver and Anthony & Alice Costello

@ 9111-9113 Pleasure Avenue; Block 92.01; Lot(s) 1 & 2; Zone R-2.

PROPOSED: to Construct new upgraded/updated duplex destroyed by fire

Professionals: Julius N. Konschak, Esq., offers brief summary of proposed application explaining variance relief sought after fire destroyed 1980s type structure to rebuild an updated/upgraded flood compliant duplex; Carmen J. LaRosa, R.A. (Architect) provides detailed testimony regarding revisions from first submission that eliminated FAR or need for 'D' variance, non-conforming lot, setbacks, surrounding neighborhood comparison, layout, design and aesthetics.

Witness(es): All Applicants were present, with Ms. VanMetre verifying number of rooms in old structure

Exhibits: A-1-Photos of existing structure pre-fire, A-2-Survey pre-fire, A-3-Illustration Variance fire re-build duplex

Board Comment: inquiry regarding bedrooms in original duplex vs. how many in new one, questions about first level as possible living space or as another use, and enough parking provided

Public Comment: Michael & MaryEllen Roberts @ 9110 Pleasure Ave - in favor, will lose view again but glad to see them get their house back; Tim (& Colleen) McGuire @ 9109 Pleasure Ave- questions variance for setback clarification but in favor of project; Anthony Ruffo @ 112 - Mr. Konschak was authorized to represent them as being in favor of the project; Joe Meier @ 117-92nd Street - to comment on adding a parking space on the street and asks of any bump-outs; Harry McCann @ 6504 Central Ave - asking for the board to approve it for the benefit of the owners and express his support for the project.

- Motion on Items 1-3 to approve [existing non-conforming] Variances: 1) minimum lot area- where 5,000 S/F is required & 4,313 S/F is proposed; 2) minimum lot width- where 50 ft. is required and 45.065 ft. is proposed; and 3) minimum lot depth- where 100 ft. is required and 98.05 ft. is proposed; Mr. McGinn makes motion, Mrs. Urbaczewski seconds; roll call – 'aye' 7 in favor / none opposed
- Motion on Items 4-6 to approve Variances: 4) minimum front yard setback -[Beach Frontage]- where 15 ft. is required 12ft./6in. is proposed; 5) minimum front yard setback-[92nd Street]- where 15 ft. is required and 10ft./4in. is proposed; and 6) minimum rear yard setback- where 20 ft. is required and 18ft./6in. is proposed; Mr. Keller makes motion, Mr. McGinn seconds; roll call – 'aye' 7 in favor / none opposed
- Motion on Item 8 to approve Variance where single family home on lot less than 5,000 S/F but greater than 3,500 S/F is permitted but two (2) family structure is proposed; Mr. Organ makes motion, Mr. McGinn seconds; roll call – 'aye' 7 in favor / none opposed

~Meeting Minutes To Adopt:

- Minutes of Monday, October 1st, 2018 Zoning Board Meeting. Mr. Organ makes motion, Mr. Keller seconds, roll call of those eligible to vote - all ayes 6 in favor / none opposed

~Public comment: Mr. Linaugh - soon to be owner of 130- 76th Street (west side) only asks to speak and be heard regarding a utility pole that has been left in the middle of an incorrect driveway to their new home, which he has reached out to the builder, utility companies, zoning official and city construction office about with no luck or answers at all. He is only looking to see if he can find anything more he may be able to do regarding this situation since it is against ordinance, a safety hazard, and they are going to settlement very soon.

~With no further business

- Mrs. Urbaczewski makes motion to adjourn, second by Mr. McGinn, with all in favor to adjourn

Meeting Adjourned

Respectfully submitted,



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