

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
AGENDA

Regular Meeting, Monday, December 3, 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: John & Diane MACKNIS (Hardship/Bulk Variance & Flex 'C' Variance)**
111 - 47th Street / Block 46.03 / Lot(s) 10 / Zone R-2
Proposed: in conjunction with raising rear single family residence to exceed flood elevation, add 131 S/F and revise roofline/2nd floor per proposed floor plans
Requesting: variance relief for expansion of non-conforming structure, bulk variances deemed necessary and bulk variances previously granted for replacement of front residence per Resolution #94-10-2
- ◆ **APPLICANT: Angela McGowen (Use 'D' Variance and Site Plan)**
109 - 56th Street / Block 55.03 / Lot(s) 1524 / Zone R-2
Proposed: to replace existing structure with a 3 unit structure
Requesting: variance relief of use variance for proposed use of triplex which is not permitted
- ◆ **APPLICANT: David & Victoria ARDARY (Hardship/Bulk Variance & Flex 'C' Variance)**
122 - 72nd Street -West / Block 72.03 / Lot(s) 878 / Zone R-2
Proposed: in-ground pool
Requesting: variance relief of accessory structure
- ◆ **APPLICANT: Barry & Mary McCARRAHER (Hardship/Bulk Variance & Flex 'C' Variance)**
32 - 60th Street / Block 60.02 / Lot(s) 10 / Zone R-2
Proposed: in-ground pool
Requesting: variance relief of accessory structure, patio & terrace rear & side yard

5. Resolutions

Resolution #2018-10-02 - Professional Services Contract of Zoning Board Solicitor
Resolution #2018-11-01 - L. VanMETRE & M. BEAVER & A./A. COSTELLO
9111 – 9113 Pleasure Avenue / Block 92.01 / Lot(s) 1 & 2 / Zone R-2

6. Meeting Minutes - Minutes of November 5, 2018 Regular Meeting

7. Adjourn

Please note - changes are possible

SEA ISLE CITY
ZONING BOARD OF ADJUSTMENT
Minutes of Regular Meeting
Monday, December 3rd, 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: Mr. Brangenberg, Mr. Feola, Mr. McGinn, Mr. Roberts, Mr. Pasceri

Absent: Mrs. Elko, Mr. Organ, Mr. Keller, Mrs. Urbaczewski

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

~**Announcement:**

Applicants John & Diane MACKNIS of 111-47th Street, Block 46.03, Lot 10 and Applicant ANGELA McGOWAN of 109-56th Street, Block 55.03, Lot 1524 will be continued to the January 7, 2019 Zoning Board Meeting with no further notice required to the public, due to only having 5 members present and not 7 as needed for a Use Variance.

~**New Business:**

1) APPLICANT: David L & Victoria L ARDARY, Trustees

@ 122 - 72nd Street- West Unit; Block 72.03; Lot(s) 878; Zone R-2.

PROPOSED: to construct an in-ground pool

Professionals: Donald A. Wilkinson, Esq., offers brief summary variance relief sought for proposed spa/pool application due to distance between the proposed pool and the main building; Carmen J. LaRosa, R.A. (Architect) provides detailed testimony regarding the design, size/dimensions, and location of the proposed in ground pool being made spa like due to the raised curb surrounding it, in addition to a fence around the perimeter.

Witness(es):

Exhibits: emailed authorization from other association member; 11-28-18 Dept of Public Works Report; 11-28-18 Code Enforcement Report; 11-30-18 Police Dept Report

Board Comment: there is question pertaining to consent letter from other condo association owner; request is made to move pool away from center duplex property line to have walking access all the way around pool

Public Comment: Joe Sullivan @ 110 -72nd St - to express acceptance with project; Charlie Devine @ 121 73rd St - directly behind this property and looking to express interest regarding drainage any issue with possible flooding;

- Motion on setback from accessory structure to main building where 10 ft is required and it is 8.6 to the building & 1.6 to the deck; Mr. McGinn makes motion, Mr. Brangenberg seconds; roll call – 'aye' 5 in favor / none opposed

2) APPLICANT: Barry & Mary McCARRAHER

@ 32 - 60th Street; Block 60.02; Lot(s) 10; Zone R-2.

PROPOSED: to construct an in-ground pool

Professionals: Donald A. Wilkinson, Esq., offers brief summary of application explaining variance relief sought to install a proposed in-ground pool in rear yard with surround patio pavers that extend into side yard; Carmen J. LaRosa, R.A. (Architect) provides detailed testimony regarding setbacks, 3' walkway, layout, design and aesthetics, as well as some details pertaining to landscaping

Witness(es): Mr. McCarraher (applicant) offers personal testimony regarding pool & proposed use

Exhibits: 11-28-18 Dept of Public Works Report; 11-28-18 Code Enforcement Report; 11-30-18 Police Dept Report

Board Comment:

Public Comment: N/A

- Motion to approve Variances: 1) patio in side yard; 2) setback from accessory structure (pool) to main building; 3) accessory structure (patio) rear yard setback; and 4) minimum lot area [existing non-conformity], including Engineer comments & conditions from 11-27-19 Memorandum; Mr. McGinn makes motion, Mr. Feola seconds; roll call – 'aye' 5 in favor / none opposed

~Resolutions:

Resolution #2018-10-02 - Authorizing Award of a Non-Fair & Open Contract for Zoning Board Solicitor

- Memorialize Resolution #2018-10-02; Mr. McGinn makes motion, Mr. Feola seconds, roll call of those eligible to vote - all ayes 3 in favor / none opposed

Resolution #2018-11-01 - Laurie VanMETRE, Mark Beaver, and Anthony J & Alice C COSTELLO

@ 9111-9113 Pleasure Avenue / B: 92.01 / L: 1 & 2 / Zone: R-2

- Memorialize Resolution #2018-11-01, with comments addressed; Mr. McGinn makes motion, Mr. Feola seconds, roll call of those eligible to vote - all ayes 3 in favor / none opposed

~Meeting Minutes To Adopt:

- Minutes of Monday, November 5th, 2018 Zoning Board Meeting. Mr. McGinn makes motion, Mr. Feola seconds, roll call of those eligible to vote - all ayes 3 in favor / none opposed

~Comments/discussion: there is a brief discussion pertaining to a letter that was to be issued to City Council regarding in-ground swimming pools and associated items, to see what could be done about changing the need for variances to install pools or start denying the applications since there are so many of them continuously coming before the board.

~With no further business

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

Meeting Adjourned

Respectfully submitted,



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